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.

SUSTAINABLE TRANSPORT
MODE SCORE
CERTIFICATION

2025

What is ModeScore?

ModeScore stems from ActiveScore clients requesting advice and recognition for all forms of sustainable transport, beyond active travel. ActiveScore assesses and certifies the active travel facilities and services in buildings. It is the only globally recognised certification for active travel in real estate, founded 7 years ago.

ModeScore will encompass ActiveScore within its assessment criteria. ModeScore will also cover every aspect of sustainable transport and will recognise the wider connectivity of buildings. The assessment is formed around four pillars:

Public Transport, Private Vehicles, Active Travel, and Site-wide Mobility.

We see the potential to make every building better by expanding the spectrum of transport options and empowering individuals to tailor their journeys to their needs.

James Nash,
Co-founder

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

What is the primary necessity for real estate to thrive?

CONNECTIVITY

"Until now sustainability in real estate has focused solely on the buildings, mostly ignoring their impact in a broader context. The significance of fostering connectivity through sustainable transportation has been consistently underestimated.

ModeScore provides straightforward, actionable recommendations to put connectivity solutions at the forefront of any building's agenda.

Well-connected buildings will not only drive sustainability but also outperform conventional buildings that neglect connectivity."

Alex Georgiadis,
Head of Consultancy

ModeScore's Approach

Using a transparent, scientific method, ModeScore can assess the connectivity potential of any building in any location, with a system that tracks performance across public transport, environmentally-friendly vehicles, active travel, accessibility and green logistics, while encouraging continuous improvement and behavioural change.

Our assessment process is quick, streamlined and scalable. For a relatively low investment, your buildings can earn a globally recognised certification that aligns with other green building certifications and enhances the built environment.

Our mission is to transform the world by championing accessible, sustainable transport solutions. We empower property owners to create vibrant, connected communities that prioritise eco-friendly mobility options, reducing carbon emissions and promoting a greener future.

MODE SCORE CERTIFIED

MODE SCORE SILVER

MODE SCORE GOLD

MODE SCORE PLATINUM

MODESCORE
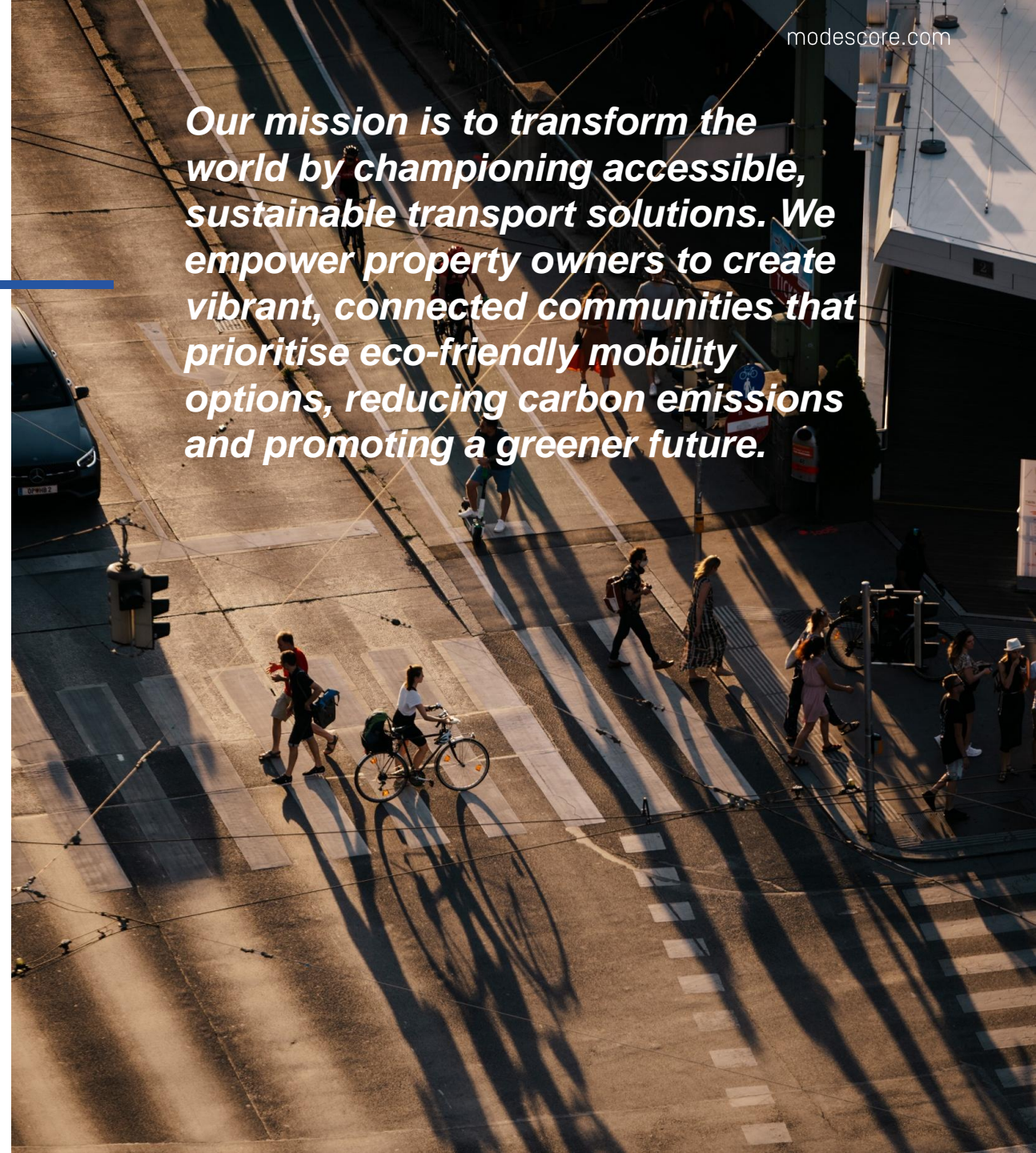
# Commonly asked questions around sustainability in real estate

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.
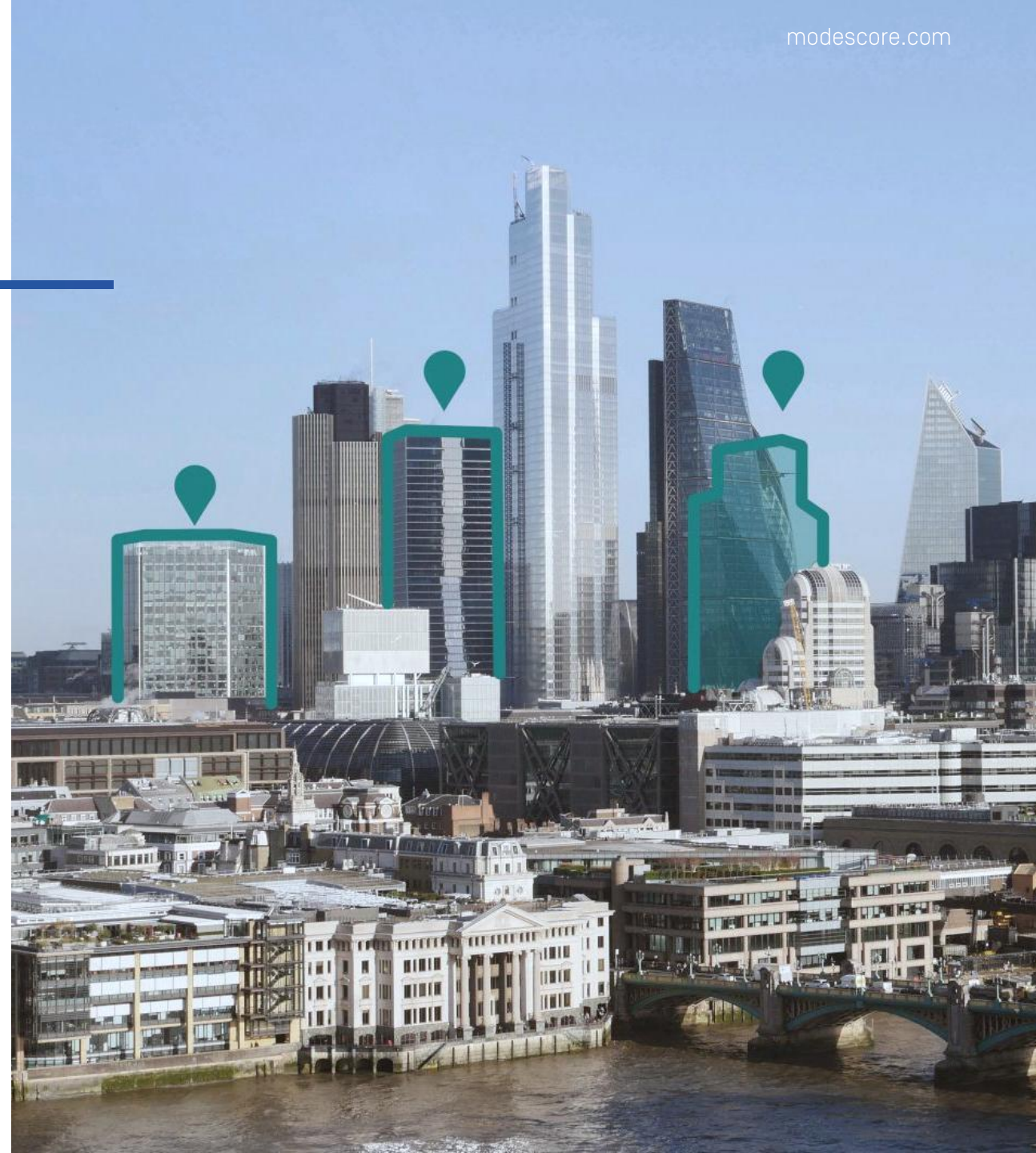
How is ModeScore [*and ActiveScore*] aligned with other certifications?
All ModeScore certifications will also achieve ActiveScore certification and so the alignments currently in place will be maintained.

GRESB

COMMERCIAL / OFFICE
INDUSTRIAL
RETAIL / LEISURE
EDUCATION
MIXED-USE

ActiveScore-certified buildings undertaking GRESB, by building use

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].

savills

COLUMBIA THREADNEEDLE INVESTMENTS

CBRE

Schroders

Newcore Capital

Fidelity INVESTMENTS

How is ModeScore [*and ActiveScore*] aligned with other certifications?
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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:
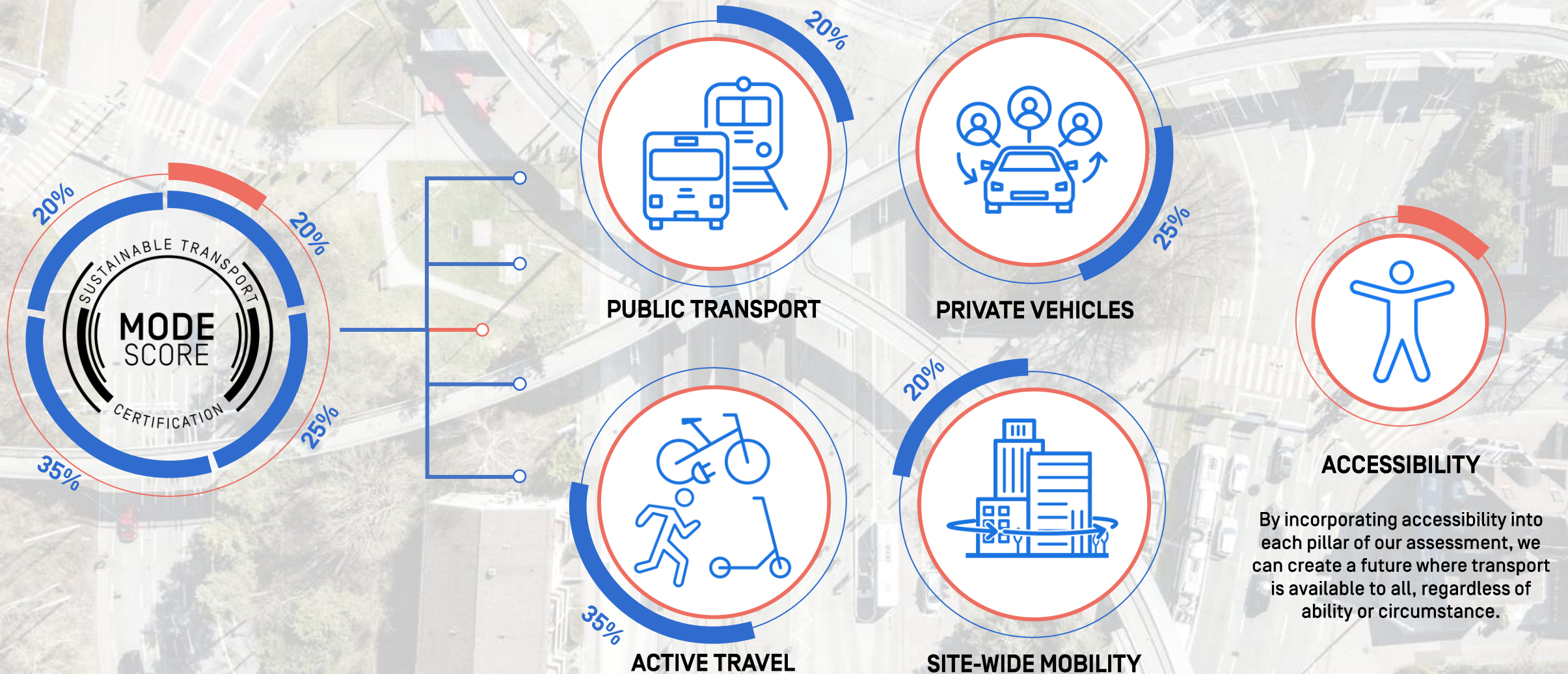*Part 1: Provide Cycling Infrastructure at Tier 2*
Part 2: Provide Showers, Lockers And Changing Facilities
Find out more here.

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.

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**
What is available within 800m?

02 **Variety of transport modes**
What is available within 800m?

03 **Quality of public transport**
Frequency
Green energy
Accessibility
Easy to follow and safe route

04 **Future proofing**
Local improvement proposals

05 **Information, Promotion, and Services**
Live public transport updates
Incentivise public transport use
Travel plan
Information on how to travel to the building

06 **Innovation**

Private Vehicles

01 **Quantity of car parking spaces**
A target in-line with max. regional standards

02 **Electric car parking spaces**
Designated and compliant charging spaces

03 **Accessible car parking spaces**
Designated and compliant accessible spaces

04 **Security and Lighting**
CCTV, lighting, layers of security, and signage

05 **Management**
Reviewing and evaluating usage

06 **Car-sharing availability**
Quantity of occupants with access to sharing

07 **Car-sharing quality**
Signage, green energy, and promotion

08 **Future proofing**
Plans to electrify or repurpose car parking

09 **Information, Promotion, and Services**
Live traffic updates
Travel plan

Active Travel

01 **Proximity to pedestrian/wheeling routes**
What is available within 800m?

02 **Quality of pedestrian/wheeling routes**
Smooth and level
Signage and wayfinding
Physical segregation from traffic
Width
Lighting

03 **Proximity to active travel routes**
What is available within 800m?

04 **Quality of active travel routes**
Smooth and level
Signage and wayfinding
Physical segregation from traffic
Width
Lighting

05 **Vehicle-free perimeter zones**
Buffer zone for safe active travel users

06 **Accessibility**
Design for people with mobility challenges
Design for people with sensory challenges
Design for people with cognitive challenges

07 **Active travel sharing availability**
Quantity of occupants with access to sharing

08 **Active travel sharing quality**
Signage, variety, and promotion

09 **On-site active travel facilities**
ActiveScore assessment total

10 **Innovation**

Site-wide Mobility

01 **Electric deliveries**
Building management deliveries by EVs

02 **Pedal deliveries**
Building management deliveries by pedal

03 **Delivery quality**
Outside peak hours
Signage and dedicated zoning
Discourage engine idling
Segregation from other traffic
Sufficient space
Personal delivery management
Pedal courier parking

04 **Performance**
Satisfaction surveys
Travel surveys
Reviewing the outcome of the surveys
Travel plan coordinator

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.

01 **Occupant active travel parking location**
Covered, secure, and in the building

02 **Visitor bicycle parking location**
Visibly located next to the main entrance

03 **Occupant bicycle parking quantity**
A target in-line with regional standards

04 **Visitor bicycle parking quantity**
A target in-line with regional standards

05 **Active travel parking variety**
For bicycles, e-bikes, scooters, cargo bikes etc.

06 **Accessibility**
Of the route and active travel storage

07 **Security and lighting**
Of the route and active travel storage

08 **Look and feel**
A consideration of design and aesthetic

09 **Lockers**
Facilities for all genders and users

10 **Showers**
Facilities for all genders and users

11 **Changing rooms**
Facilities for all genders and users

12 **Drying/Airing provision**
A well-ventilated and heated provision

13 **Maintenance and Repair Station**
Pump, tools, stand, and puncture repair kit

14 **Hire and Pool Bicycle/Scooter Schemes**
Sharing scheme in the local area or on-site

15 **Occupier Engagement Services**
Events on-site (maintenance, discounts, etc.)

16 **Information and Communication**
Promote the adoption of active travel

17 **Active Travel Community**
Dedicated community for active users

18 **Future proofing**
The approach to expansion and development

Please note - None of the topics are mandatory.

ModeScore Communities

Is your asset on the masterplan or city scale?

ModeScore Communities & ActiveScore Communities

The ActiveScore Communities Certification focuses on large-scale urban planning, emphasizing on-street facilities like bicycle infrastructure and walkability. The ModeScore Communities Certification expands on this and addresses local public transport, approaches to private vehicle usage, and delivery procedures.

The Communities certifications can be applied to all large-scale developments at any design stage – ensuring communities are developed with access to sustainable transport at the core.

What is the standard assessment process?

MODESCORE

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

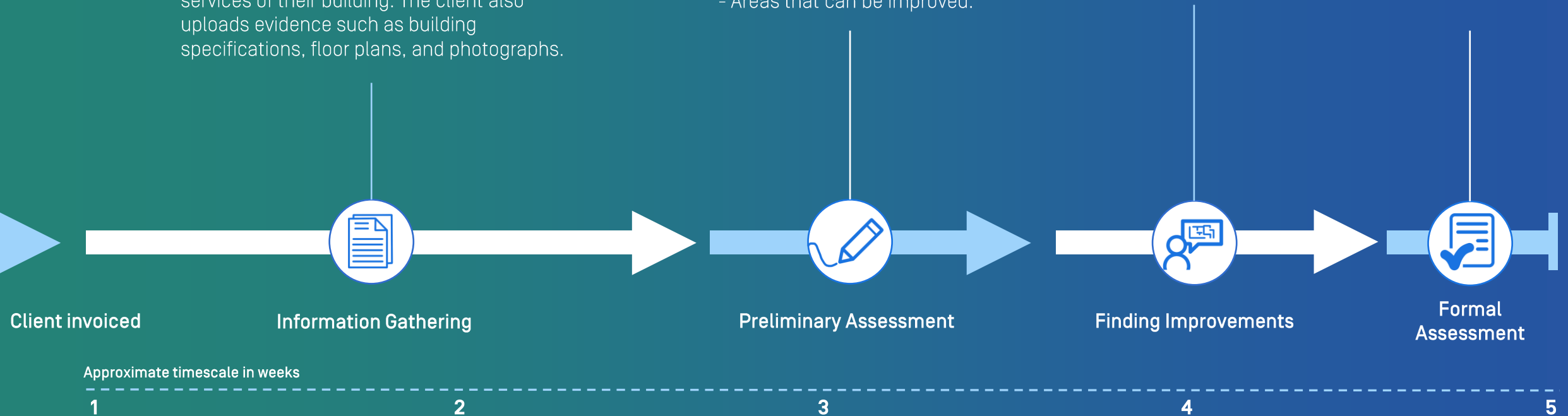We review the information and provide a report that includes:

- 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.

Client invoiced

Information Gathering

Preliminary Assessment

Finding Improvements

Formal Assessment

Approximate timescale in weeks

1   2   3   4   5

Financial benefits – Case study

A case study assessing the financial and operational impact after investing in sustainable transport facilities.
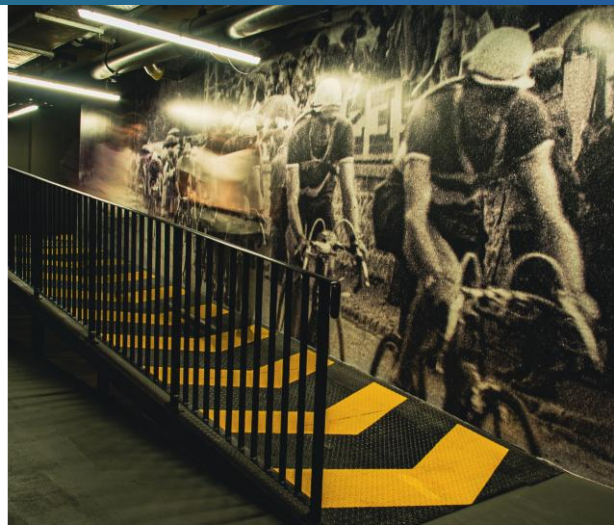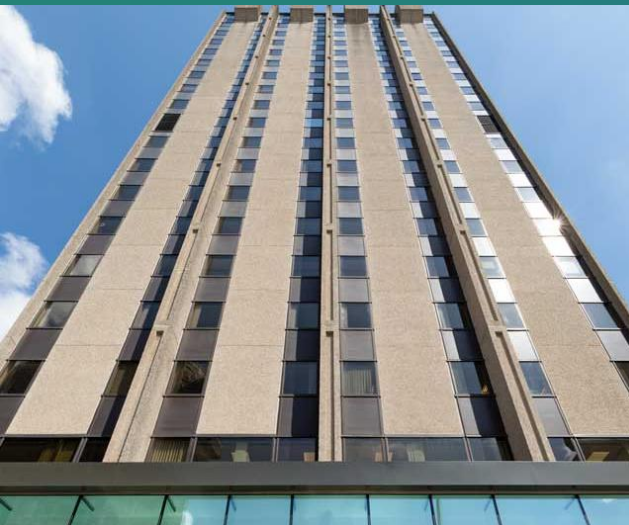
Castlemead is an existing multi-let office building in central Bristol, UK, of 132,000 sq.ft. net lettable area. At the time of acquisition, the building provided reasonable quality Grade B space - built in the 1980s, it was widely regarded as tired and dated. The Landlord decided that the greatest positive impact for the building would be to deliver a market leading end of journey facility for the occupiers of the building.

As an existing building, their only option was to focus on sustainable transport, which in turn created a USP for the building.

hollen+

CASTLEMEAD

Financial benefits – Case study

A case study assessing the financial and operational impact after investing in sustainable transport facilities.

Drive Rental Value

Future-proof Assets

Attract Tenants

Increase Investment

22% increase in top rent charge per square foot (£27.50 sqf to £33.50 sqf)

Average void periods **halved** (18 months to 9 months)

100% renewal rate was achieved

(an increase from 65%)
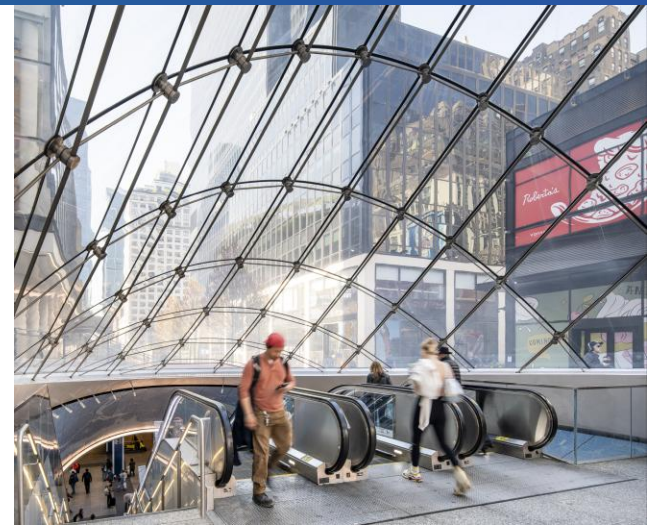
300% increase in average viewings per month

29% increase in occupancy

ROI was as high as **873%**

A capital value increase of **£4.4million** following an investment of **£500,000**)

Case study: **PENN District, New York, US**

VORNADO
REALTY TRUST
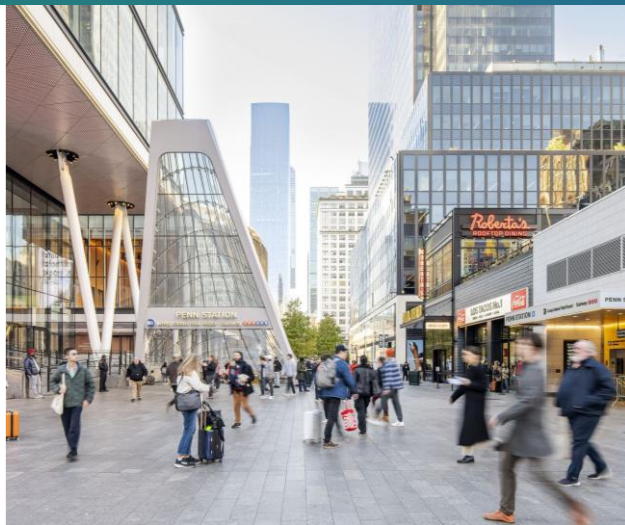
The first ModeScore commercial office development in the US.

"*THE PENN DISTRICT is now the epicentre of the city instead of the edge. We fully own and control 10 million square feet at the bullseye of mass transit in New York City.*"

Glen Weiss
Executive Vice President of Office Leasing and Co-Head of Real Estate at Vornado

Case study: **Silverstone Park, Silverstone, UK**

CBRE

"It's important to us that we support the greenest and most sustainable methods of travel, to and from the Park, to help save time and costs while reducing local congestion and emissions.
Our 'Together We Travel' campaign aims to reduce as many single occupancy car journeys as possible, by encouraging the use of alternative modes of transport."

Silverstone Park website

Case study: **Multi-family/Residential Portfolio, US**

G|I|D

The first ModeScore multi-family/residential developments in the US.

"*In downtown Boston, where traffic has become heavier than ever, having a building in our portfolio with a Gold ActiveScore shows Windsor/GID not only emphasises the importance of giving residents options other than driving, but makes it easy to do so.*"

Cameron Shepard
GID Property Manager

Case study: **The Lexicon Leisure & Retail Park, Bracknell, UK**

Schroders

The Lexicon Leisure & Retail Park was included within the Schroders' portfolio of developments that undertook ActiveScore and ModeScore as part of their GRESB reporting improvements.

The park has excellent multi-modal transport connections by walking, cycling, public transport, and by car. There is also a key focus on accessibility – getting to the site and within the site. Accessible – the accessibility guide – has been extensively applied.

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
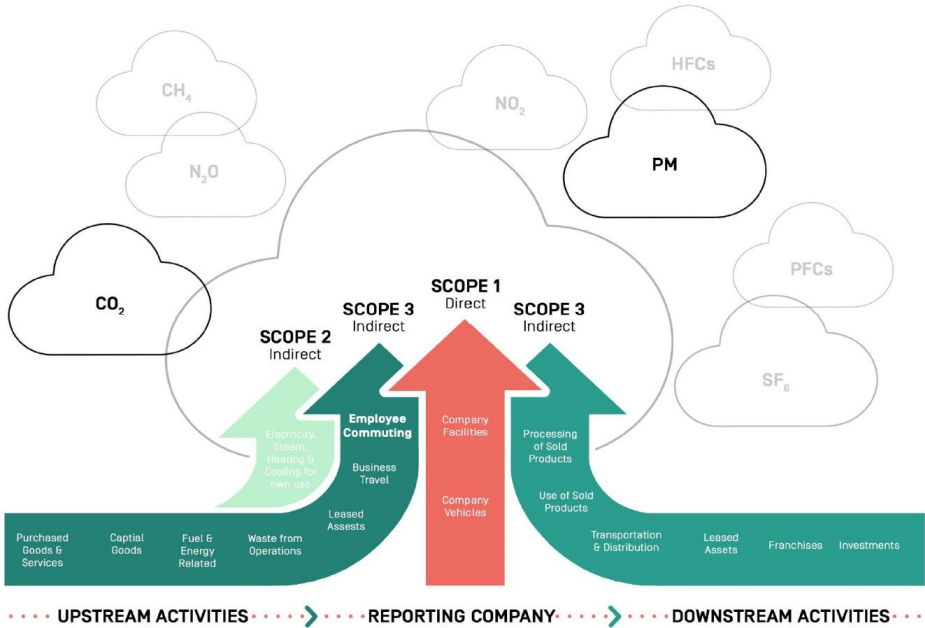- Reduce CO_2 and $PM_{2.5}$ emissions
- Improve air quality

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 CO_2 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	CO2e Emission factor	kg CO2e	PM2.5 Emission factor	g PM2.5	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 CO2e		1040 g PM2.5	
Annual		1,025,200	8,606,724		1,033.65 t CO2e		242 t PM2.5	

YOUR BUILDING'S TARGET JOURNEY CONSUMPTION

Mode	%*	Journeys	Avg. distance km	CO2e Emission factor	kg CO2e	PM2.5 Emission factor	g PM2.5	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 CO2e		973 g PM2.5	
Annual		1,025,200	8,346,997		966.42 t CO2e		227 t PM2.5	

Tonnes of CO2e emissions saved	67.2	15.8 — Tonnes of PM2.5 emissions saved
% of CO2e emissions saved	7.0	7.0 — % of PM2.5 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

ModeScore and ESG

Research by Urbanite Advisors states that:
"On average, more than 60% of the carbon impact of a building in Brussels is created by commuting."

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 CO_2 and $PM_{2.5}$ emissions
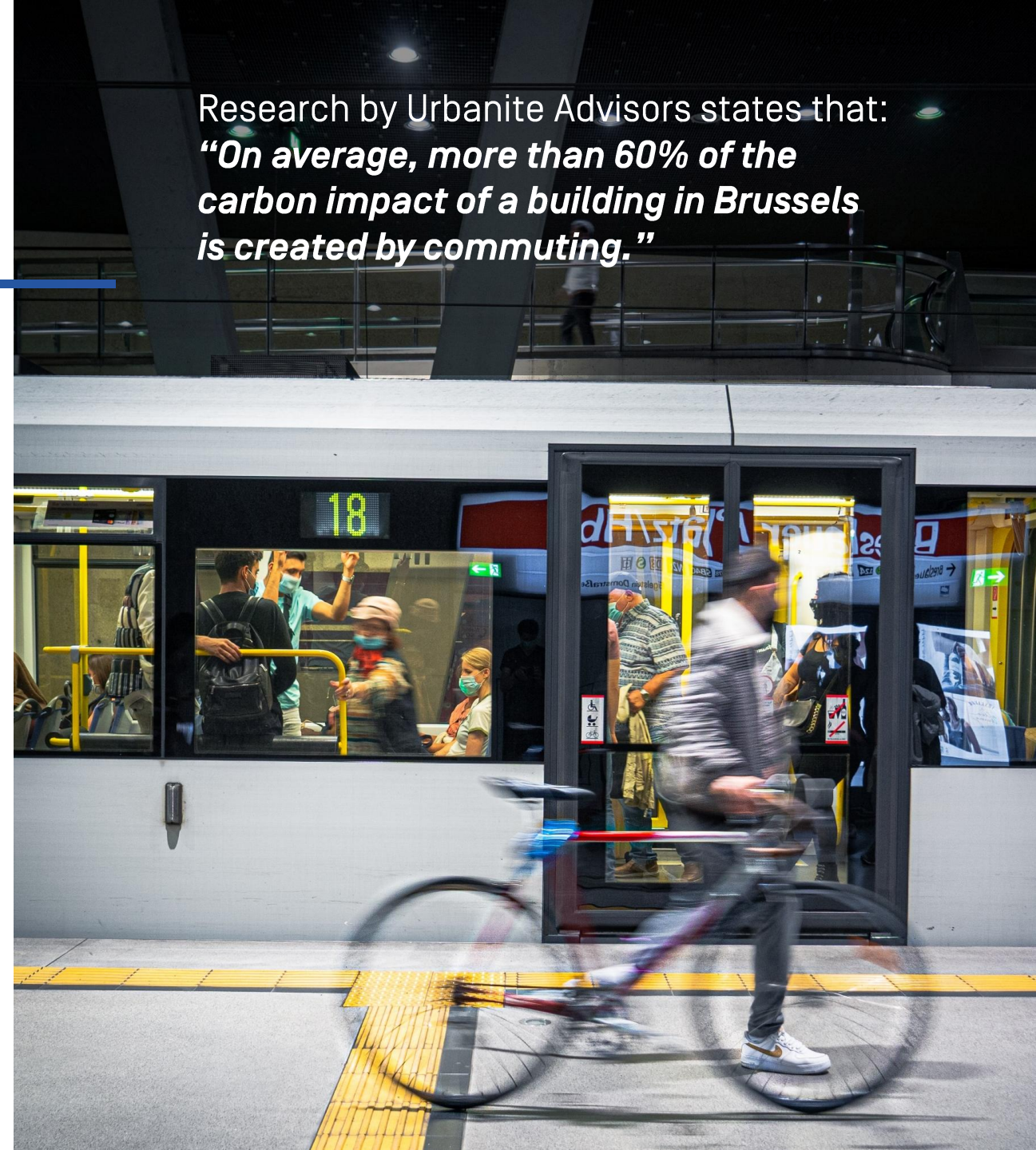
Social –

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.

The need for behavioural change

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

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

Alexi Chomyszyn,
Head of Sustainability
and Standards

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

Commuting to work

Travelling for leisure

Visiting friends

Shopping

HOME

45 mins   35 mins   20 mins   10 mins