WHAT IS BREEAM?

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BREEAM stands for:
Building Research Establishment Environmental Assessment Method

Created by BRE (Building Research Establishment)

Founded in 1990 and used in 70 Countries

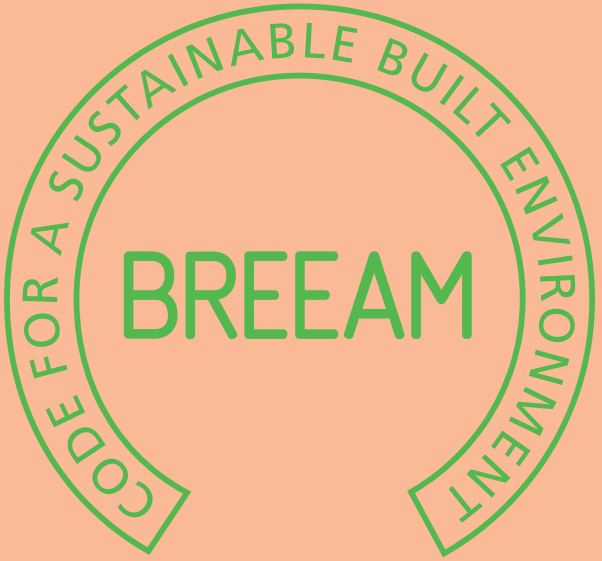
Over 2,250,700 buildings have been registered for a BREEAM assessment and 550,000 developments certified by BREEAM

It is a framework which helps measure the environmental impact of an asset in the built environment, supporting sustainable practices of new and existing buildings

Ultimate goal is to minimise the negative impacts of building projects upon the environment.

Benchmark Certification within the construction and property sectors

BREEAM®



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BREEAM was created with the goal of providing a cost-effective way of highlighting the value of sustainable development, not only for self gratification but to also design for the future

Who uses BREEAM?

Clients
Local Authorities
Funders
Investors
Developers
Design Teams
Construction Teams
Property Agents
Occupiers

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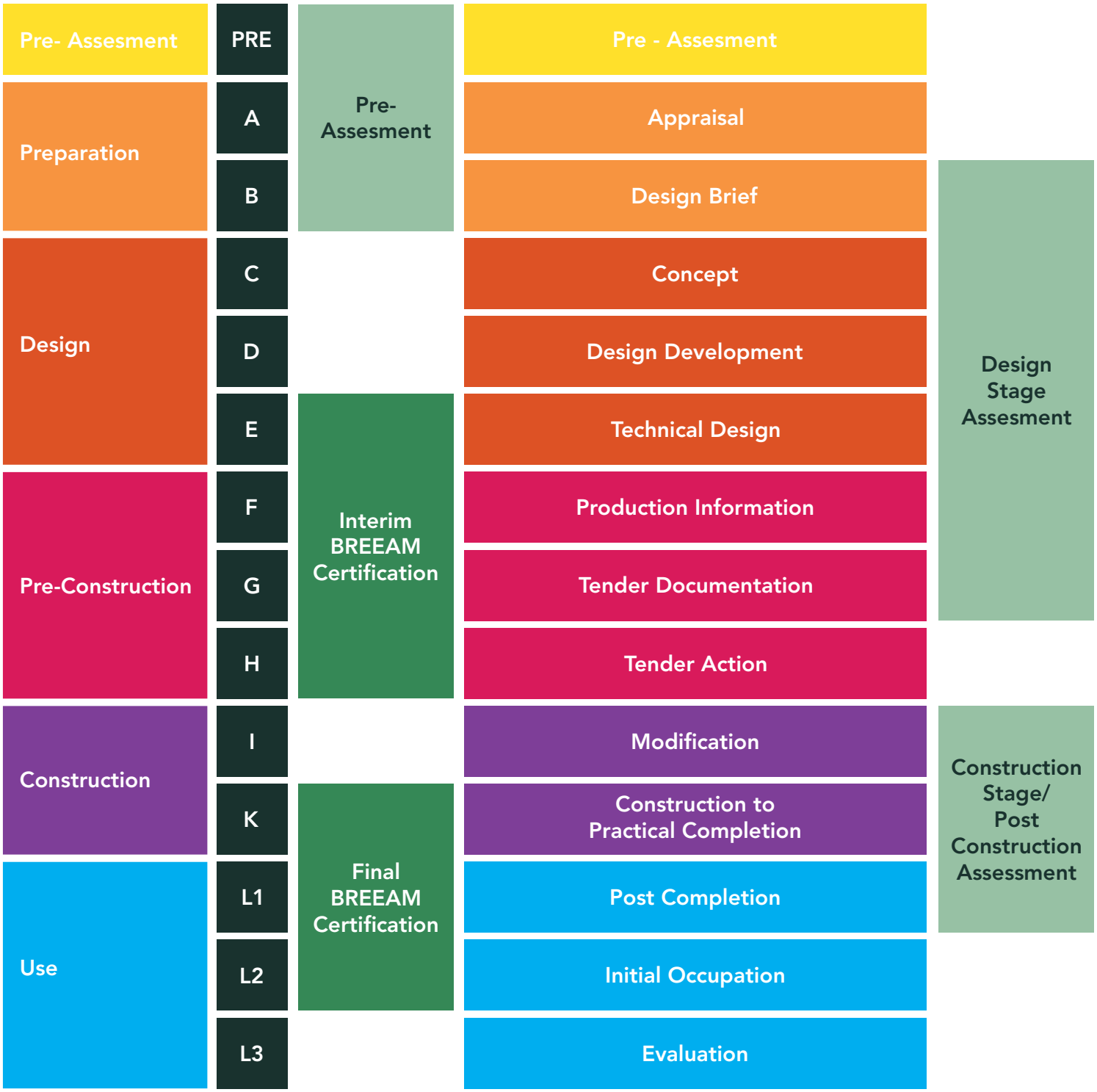
When are BREEAM Assessments carried out?



The many stages involved in a BREEAM consultation, can be grouped into 6 main stages

The BREEAM assessments are undertaken at 2 stages, by an independent assessor

Design Stage

Results in an interim certificate being issued, based on the material and process pledges made in the design plannings

Post Construction

Results in a final certificate and rating issued based upon what has been constructed

Note

The rating can change for better or for worse from design to post construction if changes are made which effect the credits achieved

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How does BREEAM work?

BREEAM Assessments uses recognised measures and scientifically backed standards of performance to evaluate a building's specifications, design, construction and use.

Assessed against 9 categories, promoting the use of new benchmarks, aims & targets with categories adapted to local and climatic conditions for bespoke assessments.

Energy (Ene01-08)	Building operational energy and CO^2 emissions
Management (Man01-05)	Management policy, commissioning, site management & procurement
Health & Wellbeing (Hea01-07)	Indoor and external issues (noise, light, air, quality, etc.)
Materials (Mat01-06)	Environmental impacts of building materials
Transport (Tra01-02)	Transport-related CO^2 and location-related factors
Water (Wat01-04)	Building consumption and efficiency
Waste (Wst01-06)	Construction and operational waste management
Pollution (Pol01-05)	Water and air pollution
Land Use & Ecology (Leo01-05)	Site and building footprint and ecological value and conservation

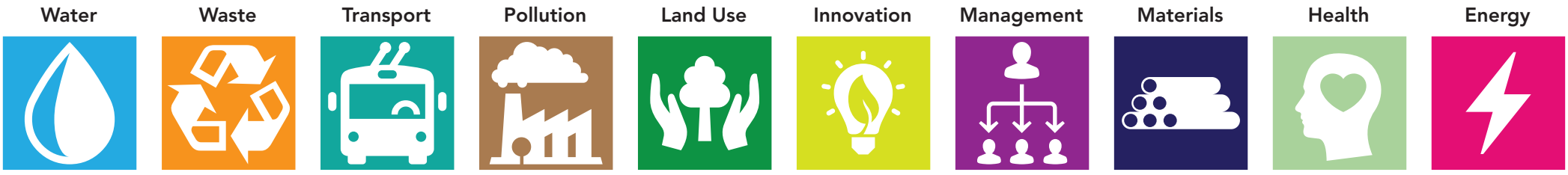
Additional category

Innovation	Display innovation beyond the requirements of specific credit criteria

WHAT ARE BREEAM CREDITS?

The BREEAM accreditation system rests on the awarding of BREEAM credits.

BREEAM credits are requirements attached to different sustainability categories. Each category represents an issue within a building project, and all carry a specific weighting based on its level of importance.



Example of a weighting breakdown

Each of these percentages is know as the category

This encourages clients and their design teams to target a plethora of credits across the category list, rather than aim to achieve the maximum in a select few

CALCULATING A BREEAM RATING

BREEAM® ratings are awarded through a 5-star rating system

For each level of rating, there are an increasing number of minimum standards. If a minimum standard is not delivered, then the rating can not be gained

Each of the criteria is scored and then multiplied by a weighting. Additions can be made for specific innovations.

The resulting overall score is then translated into a rating on a scale of BREEAM® certification levels: pass, good, very good, excellent and outstanding. This level then equals a building rating from 1 to 5 stars.

CALCULATING A BREEAM RATING

1

The number of credits achieved in category

divided by

The total number of credits available in the category

X Category weighting = Category score

Please Note: Additions can be made for specific innovations

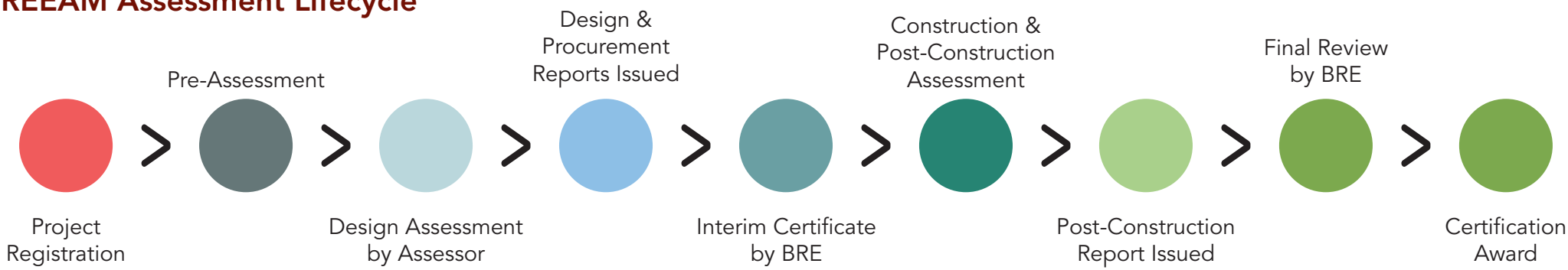
2

Adding up all category scores = Final BREEAM Score

3

Final BREEAM Score = Star Rating

BREEAM Assessment Lifecycle



IS BREEAM MANDATORY?

BREEAM is still currently a voluntary scheme to enter into, however...

The majority of local authorities have mandated that the building certification should be included into their planning processes as a mandatory requirement for any new buildings – residential, infrastructure, service etc.

BREEAM serves as a powerful tool for any new prospective developer, as despite its voluntary status, obtaining a BREEAM certificate/rating can be instrumental in gaining a planning approval (Key changes under BREEAM UK New Construction scheme | calfordseaden)

In London however, BREEAM is a mandatory requirement for many Local planning Authorities (LPA's), and follows closely with the London Plan development guidelines

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VALUE OF BREEAM

The value of completing BREEAM assessments for building projects is spread across many different areas, from obvious environmental benefits, through to social health and well-being and reputational values for improved business growth and exposure for example

BREEAM assessments offer value right through a buildings life cycle for developers, owners and tenants: reducing life cycle costs, increases in asset value, building user experience and health, corporate image and CSR requirements and risk mitigation in the real-estate industry

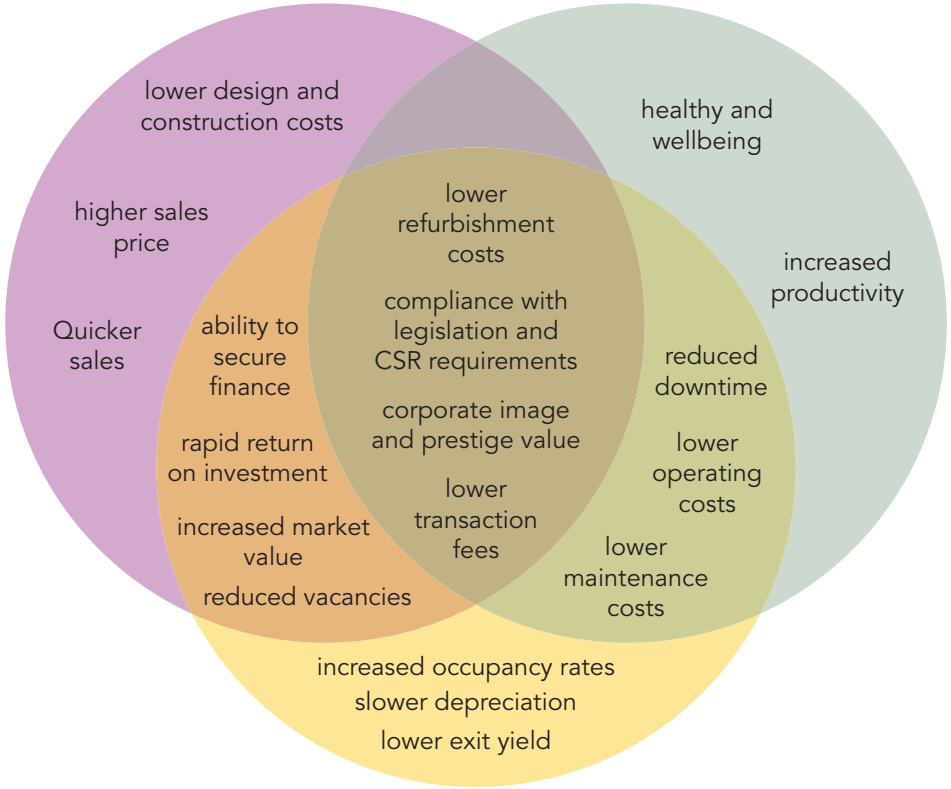
From a design team perspective - value is gained through quicker completion times, meeting client requests and cheaper delivery

DEVELOPER

Why would I want to **build** this green building?

TENANT

Why would I want to **lease** this green building?



OWNER

Why would I want to **own** this green building?

Source: World Green Building 2013

BREEAM OR LEED?

It can be daunting to decide which building standards to adhere your new project to. Here's a quick run down between two of the most used

BREEAM

- UK and European legislation
- Stricter than LEED through setting of absolute targets (can be seen as more rigorous)
- Thresholds based on quantitative standards

LEED

- American green building rating system - U.S green building council
- Thresholds based on percentages
- Simpler in its approach
- Introduced in 1998 as opposed to BREEAM in 1990 and based on US dollars

BREEAM Updates

Changes from 2014 to 2018 and beyond!

BREEAM is routinely and regularly updated to ensure it meets the needs of the building and construction industry to allow contemporary assessments to be undertaken

The latest update was in 2018 where the BREEAM 2014 new construction guidance was replaced by an updated version. Here are some of the main changes:

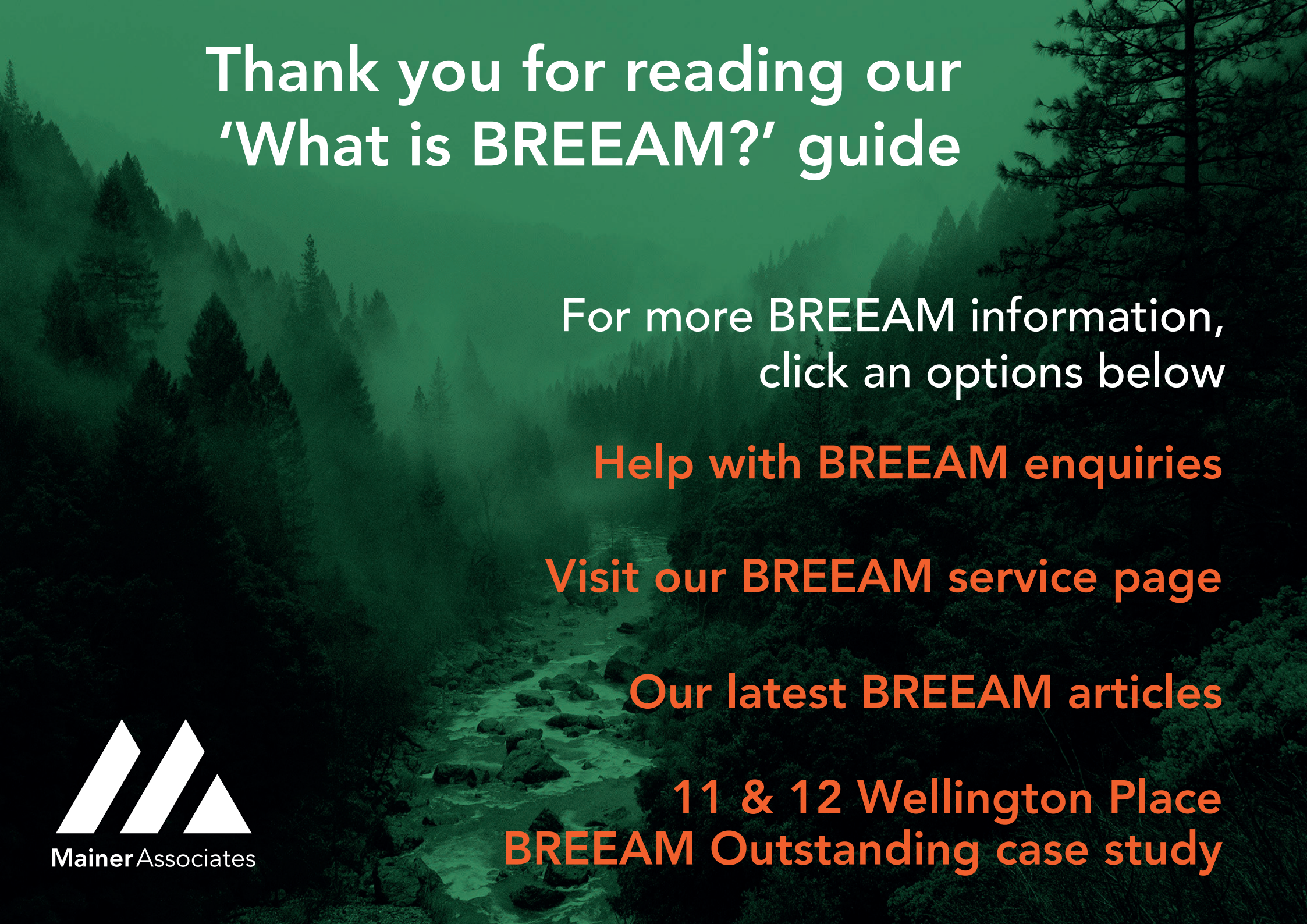
Benchmarks tightened significantly in the following credits:
Hea01, Hea02, Ene01, Wat01, Mat01 and **Pol02**

What does this mean for clients and design teams?

Additional actions and evidence will be required to achieve the credits in these areas Teams will be rewarded with more credits by considering materials with third party certified environmental product declarations (EPD's)

BREEAM New Construction Version 6 is the latest iteration of the "New Construction" schemes. It released in August 2022, and mainly reflects the **New Part L** building regulations mandated in England for new buildings. The updates are limited in scope from 2018 NC, and only effect **Ene 01** and **Hea 02**. For more information, please see the following Knowledge Base reference: **KBCN1530.**

Achieving the same rating under the new construction 2018 scheme will be more difficult when compared to the 2014 scheme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