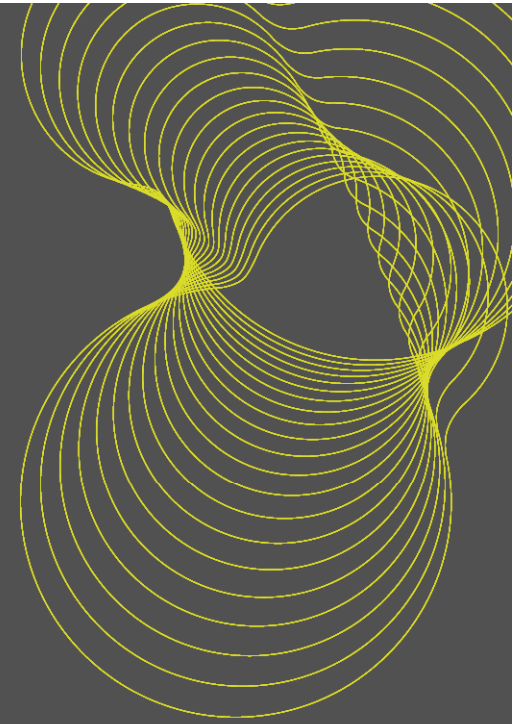


**bre**global



## BREEAM 2008 and Beyond

Tom Saunders/Anna Surgenor

BRE Global, Sustainability Group

## What is BREEAM?

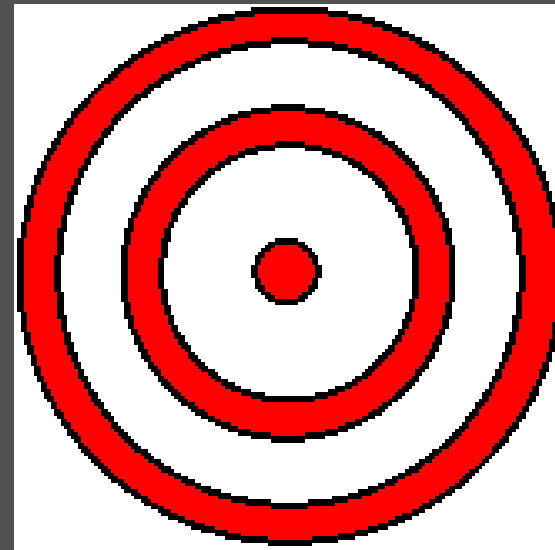
- Environmental Assessment Method
- Certification scheme
- Voluntary
- Independent & credible
- Holistic
- Customer focused
- Credits based

breeam

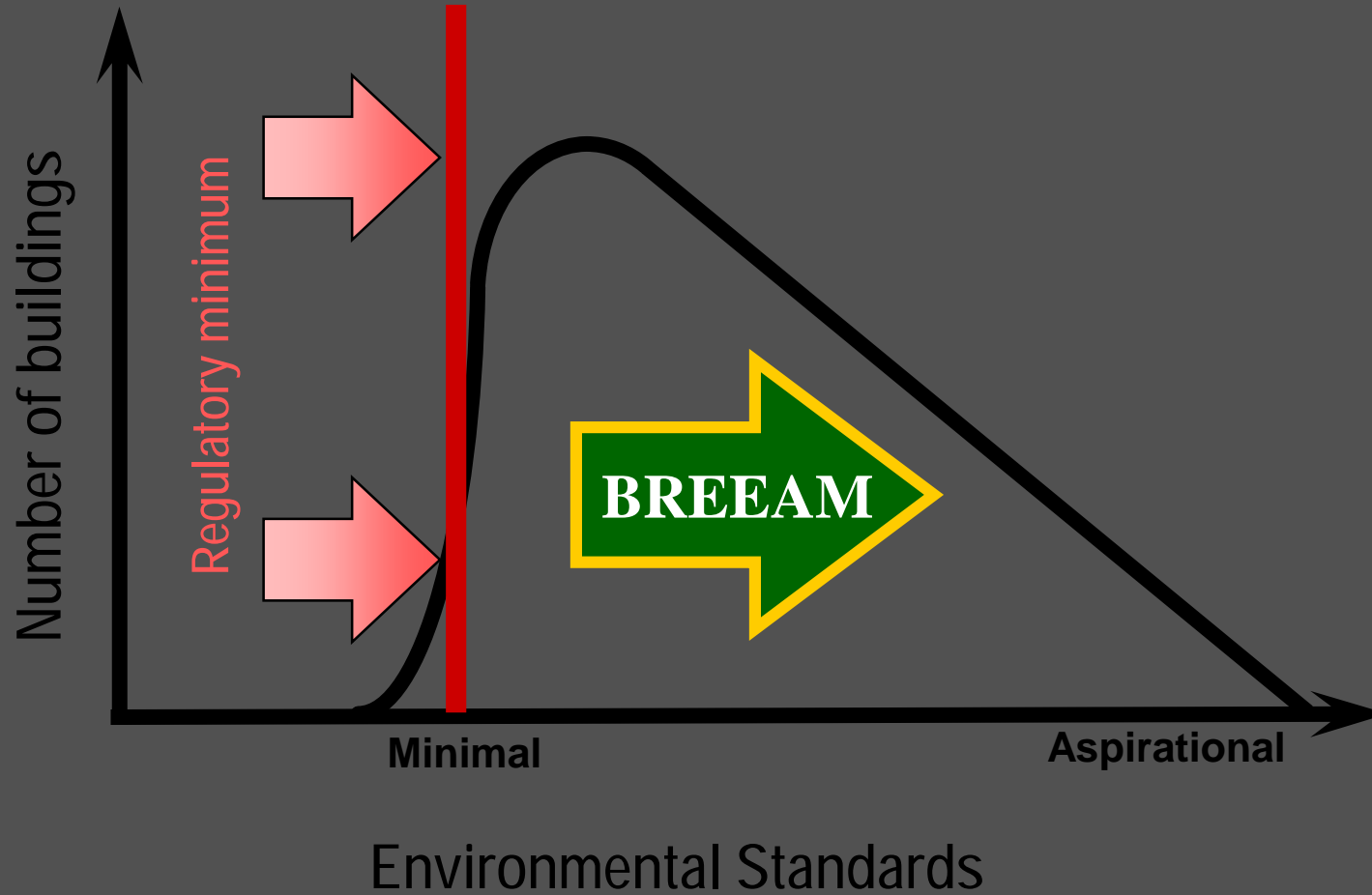
breeam:ecohomes

## Aims

- Improve environmental performance of buildings
- Improve internal environment for occupants



# Mass market



# BREEAM Issue Categories



- Management



- Energy



- Water



- Land Use & Ecology



- Health & Wellbeing



- Transport

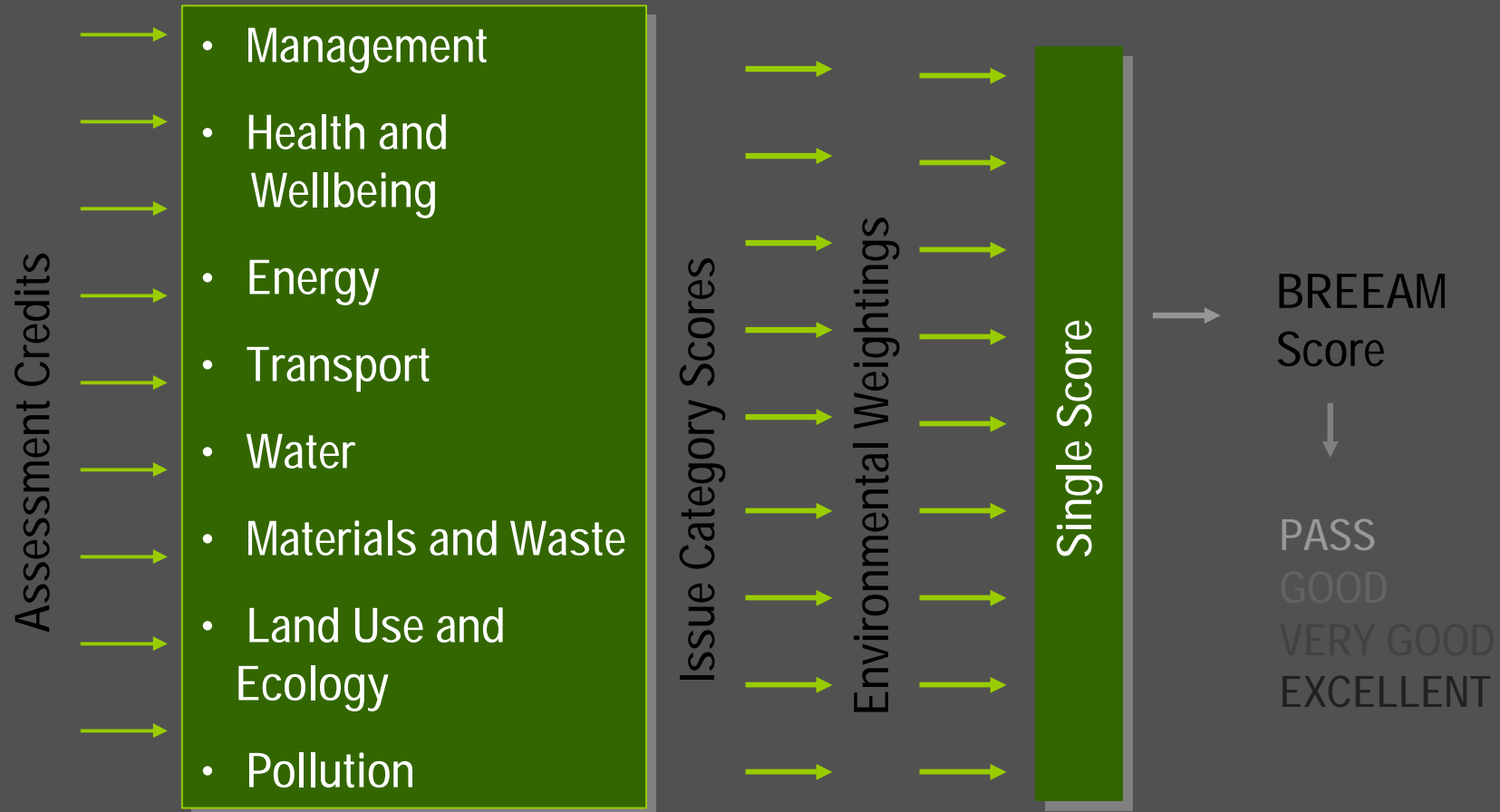


- Materials



- Pollution

# BREEAM - Scoring



## BREEAM 2008 and beyond

- The world's **leading** and **most widely used** environmental assessment method for buildings
- Over 100,000 buildings assessed and over half a million registered
- Has become the **de facto** measure of a building's environmental performance
- **Copied (and respected)** throughout the world
- Developed with industry stakeholders and with strong independent governance

## STOP PRESS @ Ecobuild

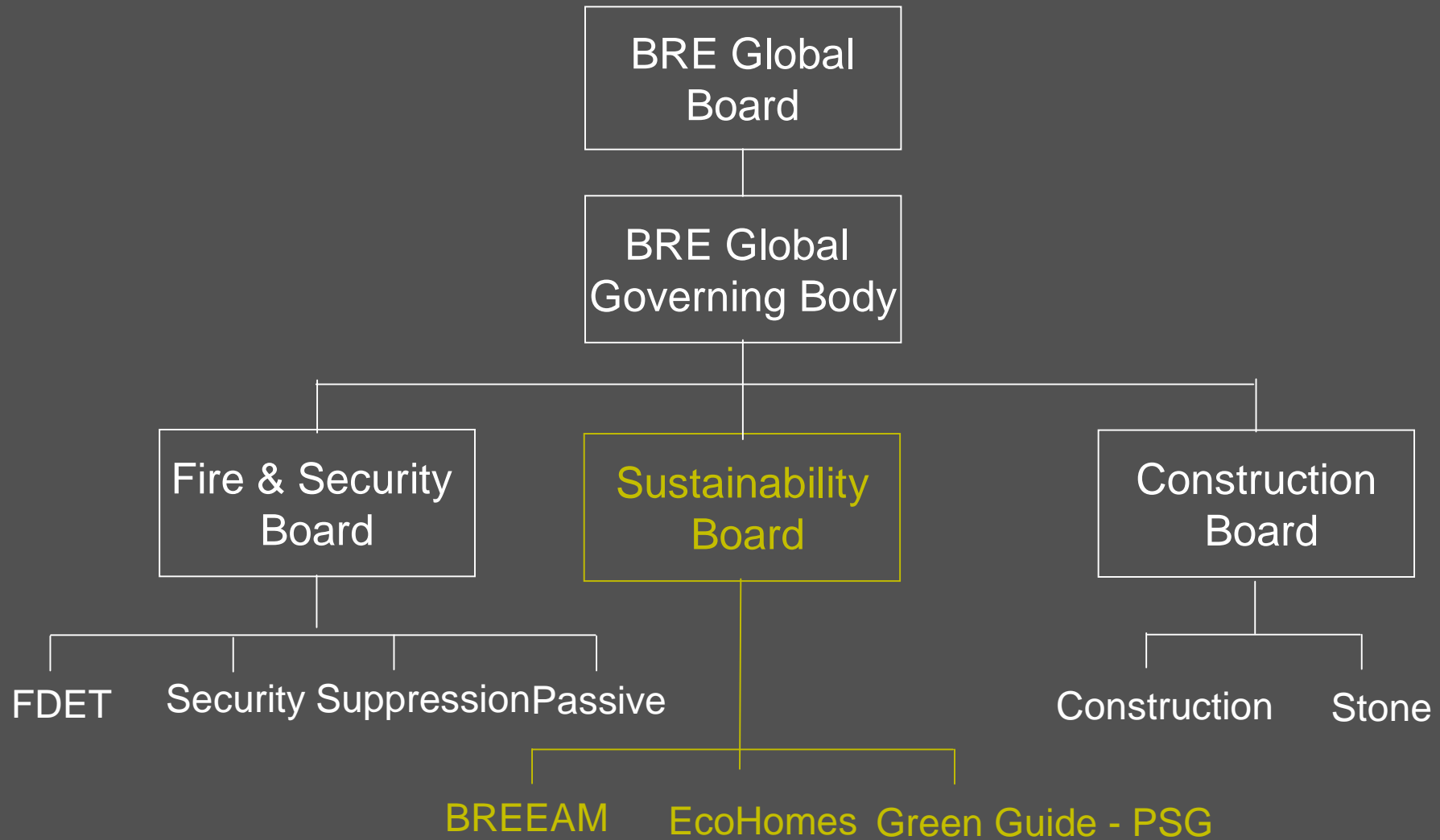
- BRE Global and UK-GBC to partner on BREEAM
- Accelerate and broaden the take up of BREEAM tools
- Capture and benchmark best practice and disseminate that learning
- Facilitate benchmarking of leading systems internationally





# BREEAM Governance

## The BRE Global Sustainability Board



## BREEAM 2008 Update

- **Why:** Keep the schemes current in regard to legislation and changes in industry
- **When:** Launch Summer 2008
- **How Often:** Schemes are updated annually

## BREEAM 2008 Update

- Change to environmental weightings
- Introduction of mandatory credits
- Two stage certification process: Design stage and Post construction
- Benchmarks set for CO<sub>2</sub> emissions to align with the new EPC (Environmental Performance Certificates)
- Shell only assessments
- The Nitty Gritty: changes to specific credits
- New Schemes
- BREEAM Outstanding

# BREEAM 2008 Update

## Changes to Environmental Weightings

<b>BREEAM Section</b>	<b>Current Weightings</b>	<b>2008</b>
Management	15	12
Health & Wellbeing	15	15
Energy	25	19
Transport		8
Water	5	6
Materials	10	12.5
Waste		7.5
Land Use & Ecology	15	10
Pollution	15	10
<b>Total</b>	<b>100</b>	<b>100</b>

# BREEAM 2008 Update: In detail

## Shell only assessments

- Increase in speculative commercial developments
- BREEAM introduced new methods for assessing shell only



# BREEAM 2008 Update: In detail

## The Nitty Gritty

- More and changes to credits on:
  - indoor air quality
  - Provision of public transport
  - Proximity of amenities
  - Materials specification
  - Renewable and low emissions targets

# BREEAM 2008 Update: In detail New Schemes

## breeam:healthcare



# BREEAM 2008 Update: In detail

## New Schemes

# breeam:healthcare

- Commissioned by Department of Health
- Update to and will replace NEAT
- Can assess all Healthcare buildings containing medical facilities
- Can assess:
  - New build
  - Major refurbishment
  - Existing occupied buildings
- Launch Summer 2008



# BREEAM 2008 Update: In detail New Schemes

[breeam:education](http://breeam:education)



# BREEAM 2008 Update: In detail

## New Schemes

### breeam:education

- Will include existing scheme BREEAM Schools and new scheme BREEAM Further Education
- BREEAM Further Education
  - Creation of a standard BREEAM Assessment Method for Further Education buildings
  - LSC set BREEAM “VERY GOOD” or “EXCELLENT” as funding requirement
  - Criteria will apply all further education/adult/vocational colleges

# Research Study

## The Price of Sustainable Schools

- BRE and Faithful+Gould – funded by BRE Trust and DCSF
- Information Paper IP 1/08: ‘The price of sustainable schools’
- Summary of the capital cost implications of achieving BREEAM Schools ratings and low/zero carbon for:
  - Primary school
  - Secondary school
- IP now available from BRE bookshop £9  
[www.bre.co.uk/brebookshop](http://www.bre.co.uk/brebookshop)

[www.breglobal.com](http://www.breglobal.com)



[breglobal](http://www.breglobal.com)

# Research Study

## The Price of Sustainable Schools Summary of results

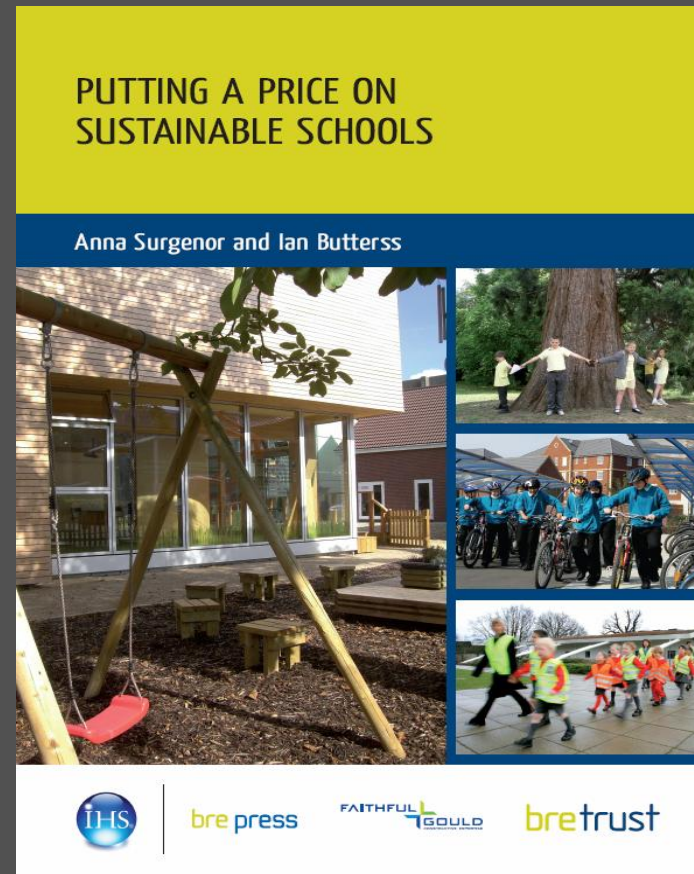
- Percentage increase in capital cost to achieve a BREEAM rating:

	Pass	Good	Very Good	Excellent	Zero/low carbon
<b>Primary school</b> 	0 – 0.2	0.5 – 0.8	1.4 – 2.5	4.5 – 7.6	2.1 – 9.8
<b>Secondary school</b> 	0 – 0.1	0.2 – 0.7	1.0 – 2.6	4.1 – 5.6	2.7 – 15.3

# Research Study

## Putting a price on sustainable schools

- Publication FB15: 'Putting a Price on Sustainable Schools'
- Detailed outline of capital cost per BREEAM Schools credit and cost of low/zero carbon solutions for two case studies:
  - Primary school
  - Secondary school
- Available end of March 2008



# BREEAM 2008 Update: In detail

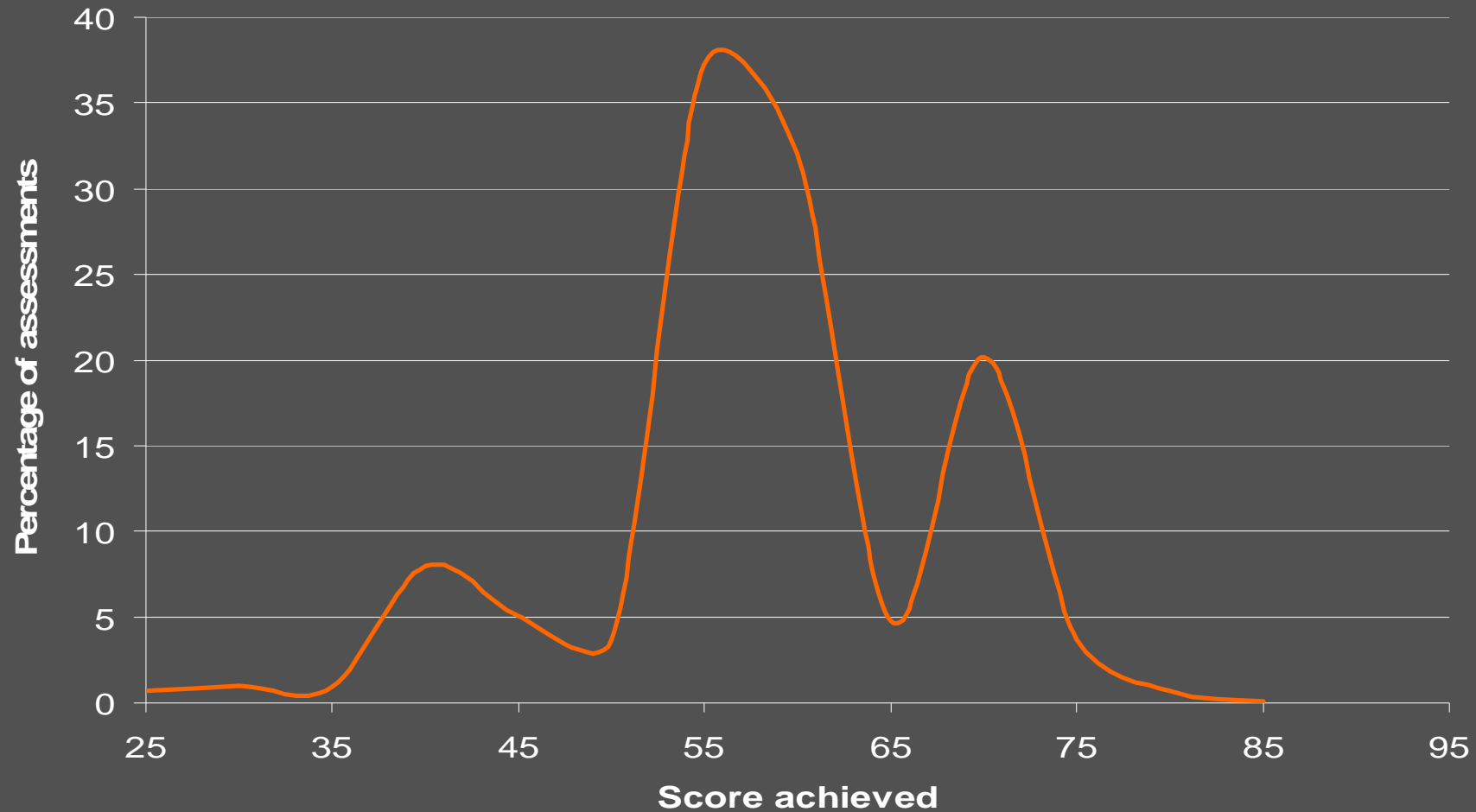
## BREEAM Outstanding

- Higher overall score (approx 85%+)
- Mandatory credits
- Innovation section
- Exemplar performance in existing credit areas
- Recognition of new innovative solutions
- Post construction review
- To be followed up with 'In use' review



# BREEAM 2008 Update: In detail

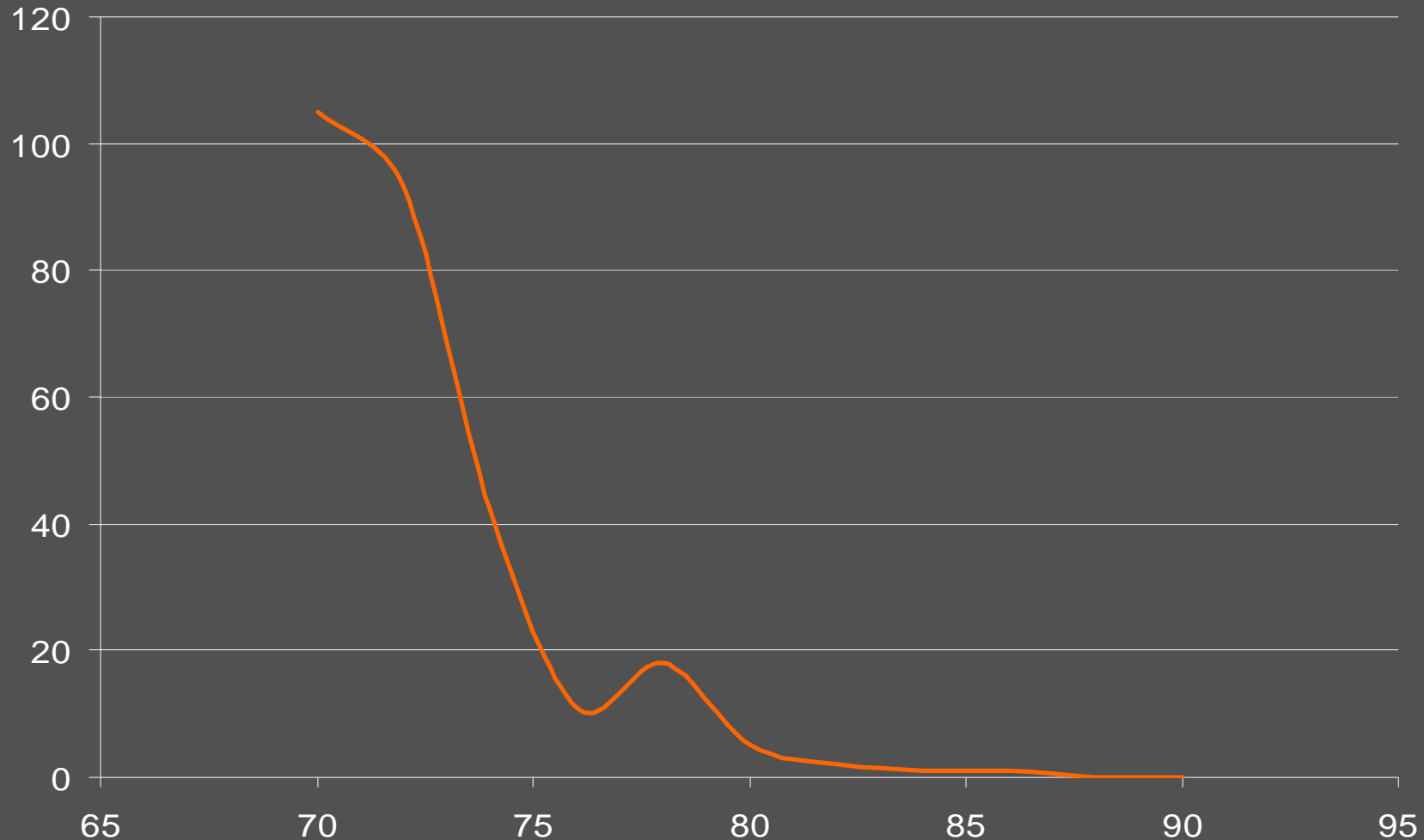
## BREEAM Outstanding



**Figure 1 – Distribution of BREEAM scores indicating current rating boundaries**

# BREEAM 2008 Update: In detail

## BREEAM Outstanding



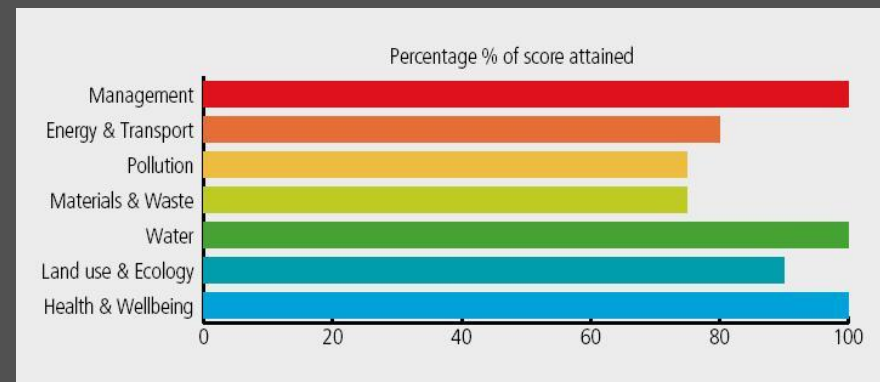
**Figure 2 – Distribution of scores for buildings achieving BREEAM EXCELLENT**



# BREEAM 2008 Update: In detail

## BREEAM Outstanding

- Highest Scoring BREEAM Building to date
- 2007 BREEAM Award Winner: BREEAM Offices
- BREEAM Rating: EXCELLENT
- Score: **87.55%**
- Size: 4008m<sup>2</sup>
- Stage: Design
- BREEAM Version: Offices 2005
- Assessment Completed: Oct 2006
- Total Costs: £6m



# breeam:international

- Buildings certified in:
  - Luxembourg
  - Hungary
  - United States
- BREEAM Assessments are currently underway in
  - Algiers, Dubai, France, Italy, Mauritius, Poland, Philippines, Qatar, Sweden, Turkey.



# bream:international

- Other Interesting Projects
  - Foreign and Commonwealth Office
  - UAE and the Gulf
  - Involved in International projects with organisations such as EU & UN



# Olympics: Sustainable Development Strategy & Plan

BREEAM related targets:

- Permanent venues to achieve a BREEAM EXCELLENT rating.
- Olympic village to achieve Code Level 4
- Minimise embodied impact of materials through use of tools such as BRE Green Guide to Specification
- BRE SMARTWaste to monitor/minimise construction and demolition waste.



# Olympic Park Venues

- Stadium
- Aquatics
- Water Polo\*
- Velodrome
- IBC/MPC
- Handball
- Hockey\*
- Fencing\*
- Basketball\*
- Olympic Village
- Athletes training area\*



# BREEAM In Use

Industry requires a tool that deals with existing buildings

BREEAM In use will

- Allow a quick assessment of existing buildings
- Allow more detailed building information to be added over time
- Separate the asset rating from the operation rating
- Allow assessment of portfolios and/or individual buildings
- Supports existing CSR and 14001 data and reporting



# BREEAM Developments

- **Certified sustainability assessment methodology for planning system**
  - Based on the Regional Sustainability Checklist
  - Links to existing BREEAM Schemes (building permit stage)
  - Bridges gap between the planning and building permit stages
- **Focuses on Multi-Residential & Mixed-Use Developments**
- **What will it do for sustainable development within the built environment?**
  - Provides a consistent and transparent framework for both developers and planners
  - Provides certainty and verification on developers commitments for planners
  - Speeds up the planning process for developers
  - Educates both the local community and the development industry
- **Direct links to specific planning policy requirements at:**
  - Local Level (LDF)
  - Regional Level (RSS) &
  - National Level (PPS)

# BREEAM Developments

- What does it cover?

**Climate Change**



**Resources**



**Transport**



**Ecology**



**Business**



**Community**



**Placemaking**



**Buildings**





## The Code for Sustainable Homes Update

- Producing a “How To Guide” for assessors
- On-line reporting and registration system to go live in April
- Compiling a list of issues for future consideration
- Better routes ensuring competence of BREEAM and Code for Sustainable Homes assessors
- Better guidance and tools
- Better data entry submission systems
- Pre approval of standard specifications

# The Code for Sustainable Homes Update

## Code for Sustainable Homes assessments

- 90% turnaround from submission of assessment to issuing certificate within 24 hours
- 100% within two weeks

this will be rolled out to all BREEAM schemes over the next year

BREEAM 2008 Update: In detail  
New Schemes

2008 BREEAM Manuals to be freely  
available on the BREEAM Website

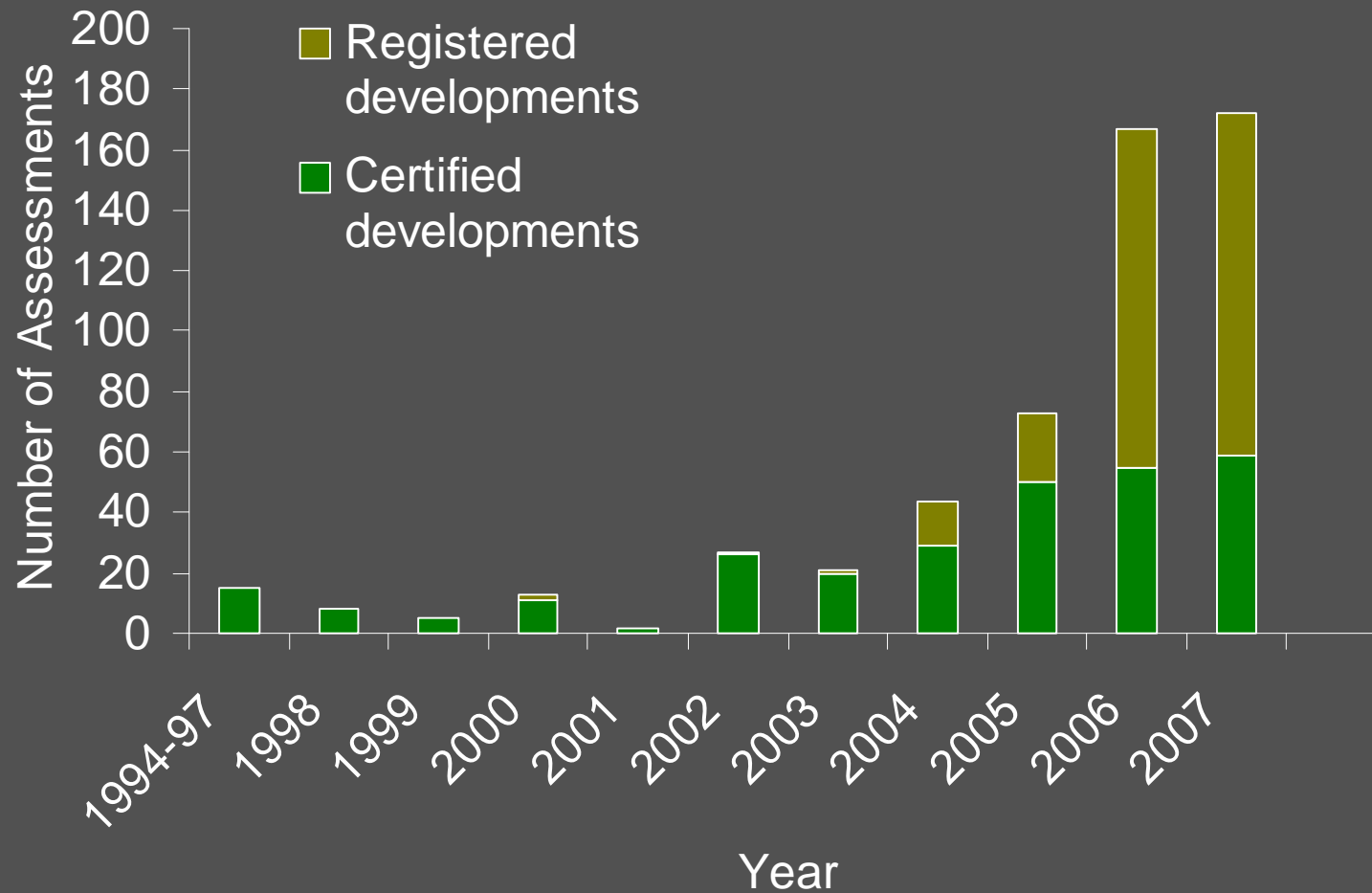
# The Growth of BREEAM

## BREEAM Statistics

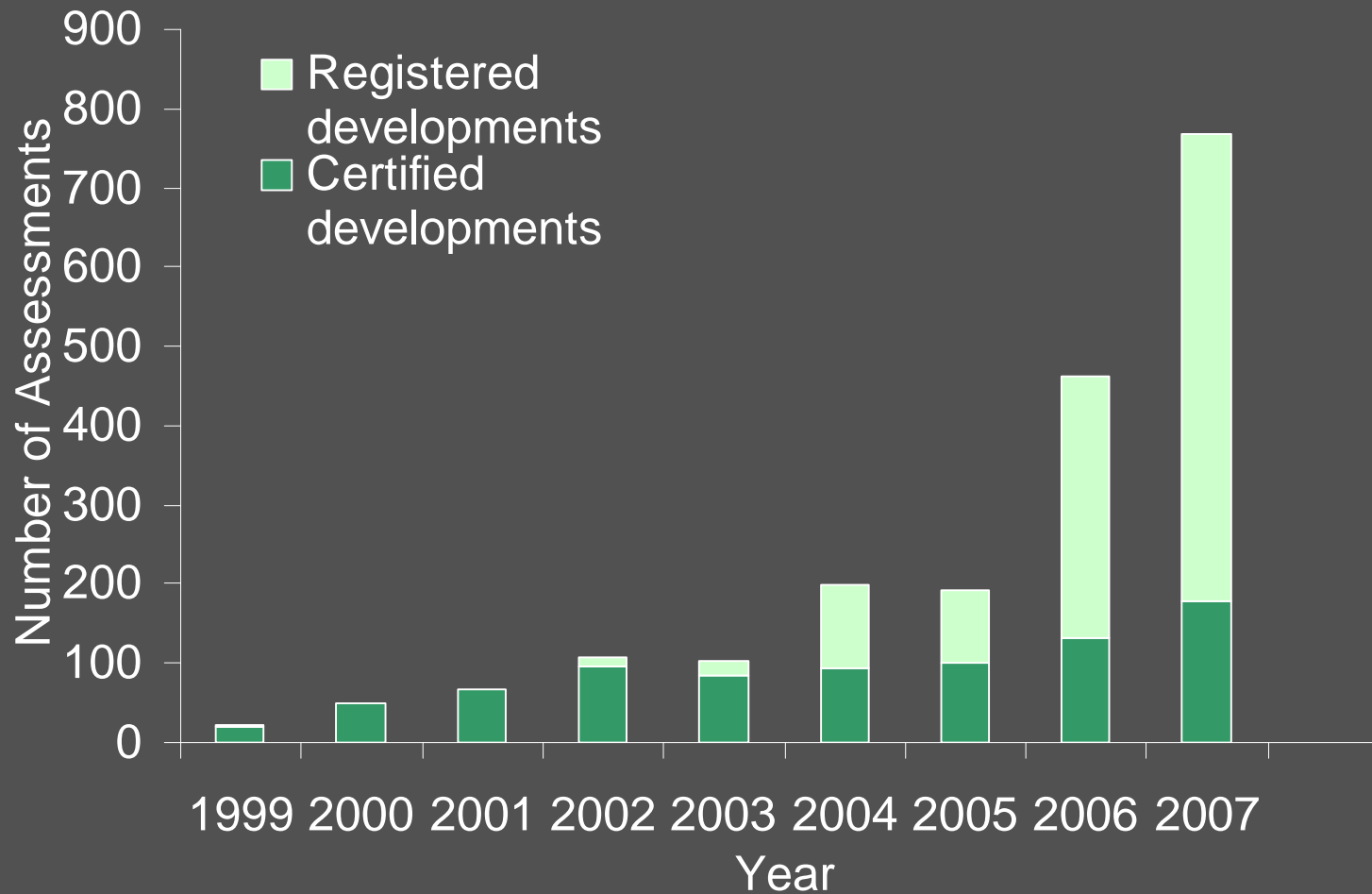
# The Growth of BREEAM breeam:bespoke



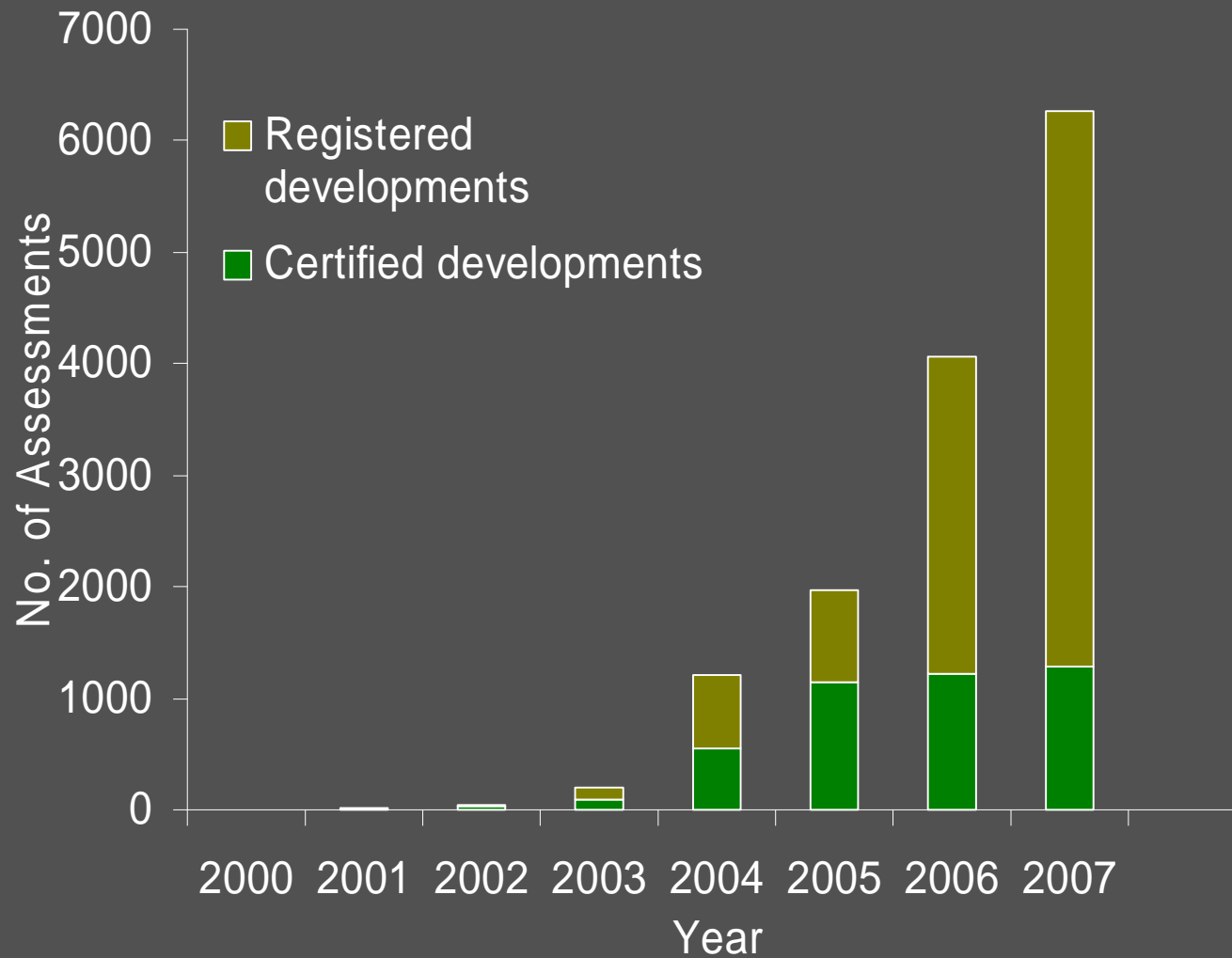
# The Growth of BREEAM breeam:industrial



# The Growth of BREEAM breeam:offices

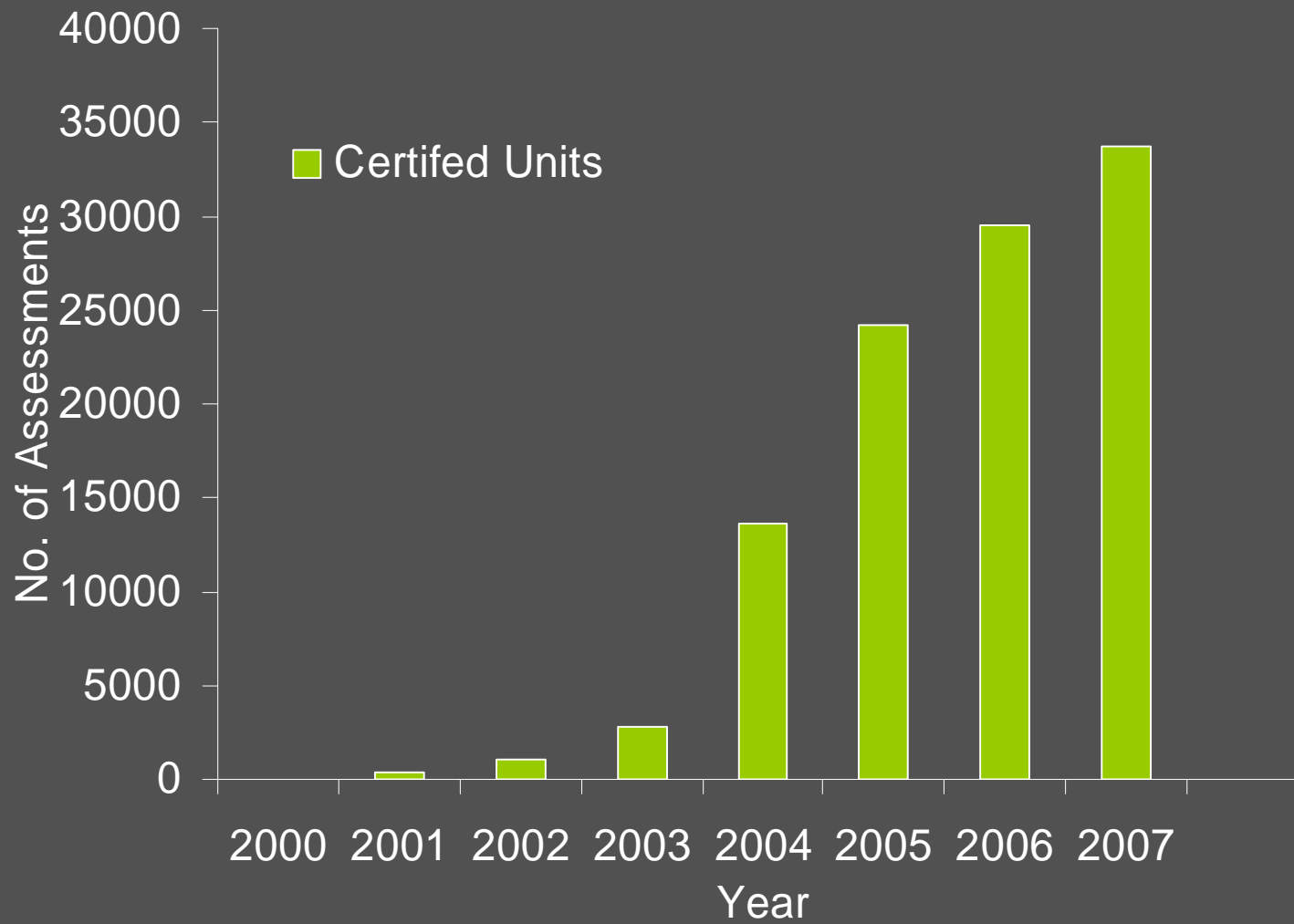


# The Growth of BREEAM breeam:ecohomes





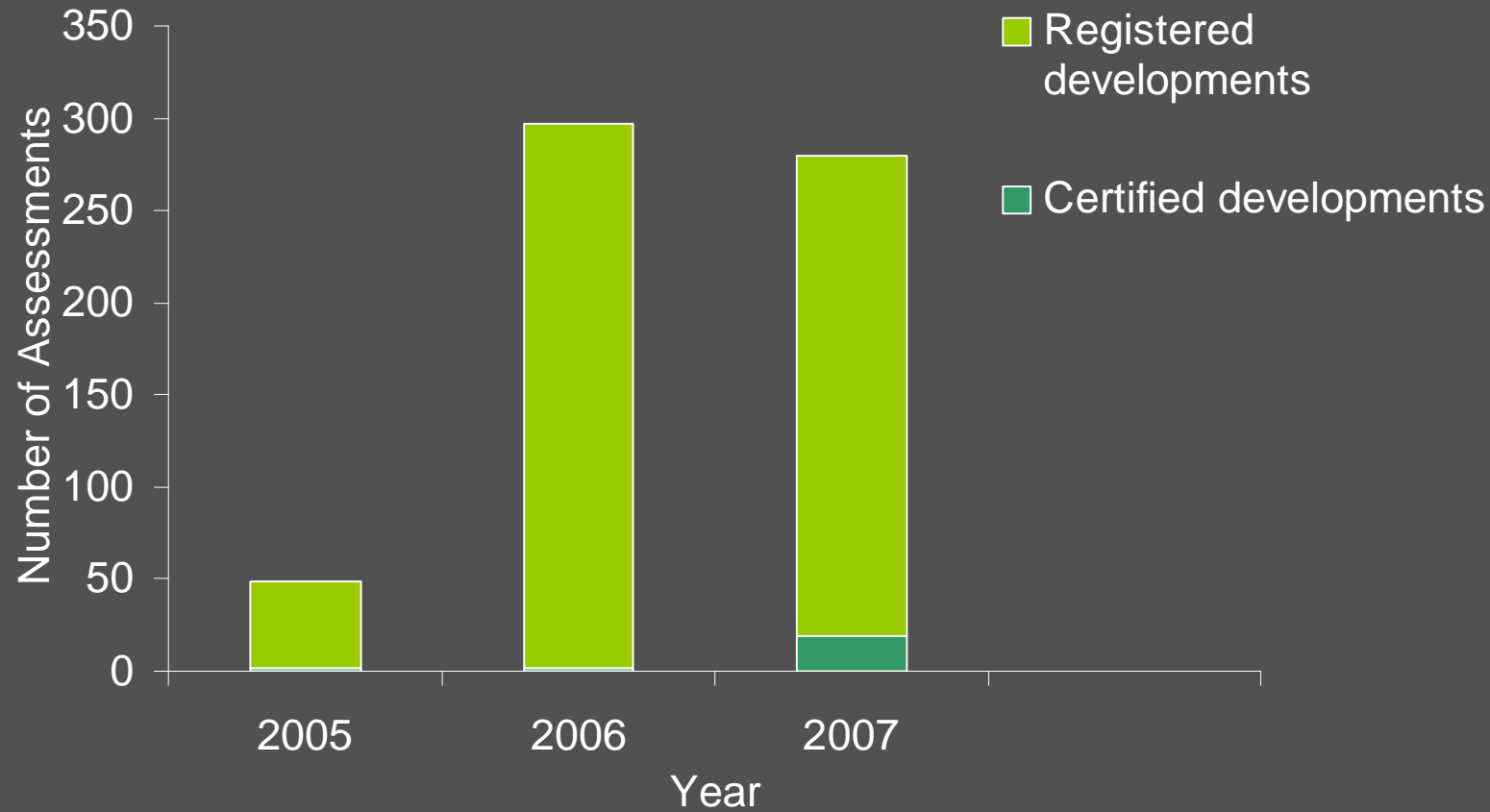
# The Growth of BREEAM bream:ecohomes



# The Growth of BREEAM breeam:retail



# The Growth of BREEAM breeam:schools



## Future Projects

- Comparison of international environmental assessment method for buildings
  - BREEAM
  - LEED
  - CASBEE
  - GREEN STAR

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