

BREEAM UK 2011 RELEASED

At the beginning of April, BRE Global Ltd pre-released the new 2011 version of BREEAM to allow Assessors and the industry to get up to speed with the new method, prior to the official launch date of 1st July 2011. At this point BREEAM 2011 will replace the current BREEAM 2008 method for new (non domestic) construction. This is of significance for MTT's clients as it will mean future projects may have to be assessed against the new method, unless buildings are registered prior to the 2011 launch.

This document provides our clients and associates with an introduction to the 2011 method and the main operational and technical changes from the 2008 version of BREEAM. This is intended to be a brief introduction to highlight the main implications of the new scheme. For full details of the 2011 scheme, see <http://www.breeam.org/page.jsp?id=374>

When does BREEAM 2011 come into force and what does this mean for my project?

The 2011 BREEAM version "goes live" on 1st July 2011. At this point BREEAM Assessors will be able to register and certify projects to this method. Projects which have not yet been registered to the 2008 method of the scheme must after this date, be registered to the 2011 version of BREEAM.

BRE Global will accept 2008 registrations for new projects up until midnight on 30th June. BRE Global will continue to accept registrations to BREEAM 2008 for new projects after this date, provided there is evidence of a contractual obligation to use that version. Refurbishment and fit out projects can continue to be registered to the BREEAM 2008 version after the 'go-live' date (further detail given below). Projects already registered and in progress, using the BREEAM 2008 method, can continue to do so and achieve certification using the 2008 version or alternatively switch to the 2011 version of the scheme. MTT have ensured that all projects with a BREEAM requirement that we are currently working on, are registered to the 2008 version of BREEAM.

It is important that if our clients have projects in the pipe line, which they wish to be BREEAM assessed to the 2008 method, to provide MTT with information regarding the project at the earliest opportunity prior to 30th June, so that we can register the project for you. A proforma will be available from the MTT BREEAM team or your key MTT contact should you wish to register projects to the 2008 method prior to the 30th June.

Another important point, is that the BRE certification fees are changing. Currently the certification fees are around £1,230 for most standard building types, however this will increase to between £1290 and £2315, depending upon the building type. In addition BRE will now be charging 10% of the fee at registration (£120), with the remainder being charged at certification. The new registration and certification charge will apply to all UK projects registered for assessment with BRE Global (2008 and 2011) after the 1st July 2011.

How does the structure of the 2011 version differ from BREEAM 2008?

Many of our clients will be familiar with the BREEAM 2008 methodology and structure, which is divided up into BREEAM schemes according to the building type. There is also a bespoke method for buildings which do not fit within these standard building types. The 2011 method brings all of these schemes together into one assessment methodology for New Construction. This method provides a common framework of 49 issues spread across the nine environmental categories, each with its own criteria defining a relevant standard of performance. These issues will still have specific criteria related to the different building types and functions. This consolidation will make it easier for clients to use BREEAM as they have a single point of reference for the scheme. Many of the BREEAM 2008 assessment issues have also been consolidated into topics (lighting, thermal, procurement etc) rather than lots of single credits. The process of a BREEAM 2011 assessment will remain very much the same as the 2008 version, with an interim design stage and final post construction certification.

What does the 2011 method cover?

The 2011 method is for new non domestic construction only and can be used to assess new buildings or new build extensions to existing buildings. BRE Global are in the process of developing a BREEAM Refurbishment scheme (to be launched 2012). Until then, refurbishment projects can still be registered and assessed using the BREEAM 2008 method or alternatively the new 2011 method can be used. MTT are able to provide advice to our clients on the most appropriate method to choose for refurbishment or part refurbishment projects.

BREEAM 2011 covers the same building types and assessment stages as BREEAM 2008, however building types are now grouped into sector categories: commercial, public sector, multi-residential and 'other buildings'. Previously non standard building types (leisure, hotels, transport hubs, venues etc) were assessed using a "bespoke" process, where appropriate assessment criteria was selected for each building individually. The BREEAM 2011 method now covers the majority of these non standard building, which will mean that clients will not be required to go through the "bespoke criteria development" process, which could sometimes delay the BREEAM assessment. A full list of building types covered by the 2011 method is shown in the scope section of the assessment manual, which can be downloaded from the link above.

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New BREEAM in Use assessment required for Excellent and outstanding projects

Within the BREEAM 2008 method there is a requirement for projects certified with an Outstanding rating at the post construction stage to ensure that their accreditation and performance is maintained. This means having a BREEAM in Use assessment carried out and certified within the first 3 years of occupation. BREEAM in Use is predominately a management and benchmarking tool to ensure that a building operates in the most cost effective and sustainable manner. Further details can be found on the BREEAM website www.breeam.org

The 2011 method has extended this requirement to buildings certified as "Excellent" at the post construction stage. If the BREEAM in Use certification is not achieved within the first 3 years of occupation, the BREEAM rating for the development will subsequently fall to the rating below. This is of importance to our many clients who require BREEAM Excellent ratings of their buildings or are required to do so through planning conditions. MTT will be able to provide consultancy advice and assessment services for BREEAM in Use for our clients.

What are the main technical changes between BREEAM 2008 and 2011?

The following table provides a brief overview of the 2011 issues and how they relate to the 2008 assessment criteria.

Broadly the main technical changes include:

- Consolidation and reclassification of many individual assessment credits
- New standards for sustainable procurement and post construction operational aftercare and monitoring
- Focus on the different stages of a project, with criteria specific to each stage.
- New benchmarks and assessment methodology for energy efficiency to bring in line with Part L 2010.
- Updated benchmarks for water and construction waste
- New reporting requirements on key performance indicators such as energy, building life cycle CO2 emissions, water consumption, construction waste and VOC emissions
- Updated approach to assessing and quantifying service life planning stakeholder participation, life cycle impacts and recycled aggregates

Will the 2011 version be harder than BREEAM 2008?

Many issues within the 2011 method remain the same as 2008, minimum standards are largely the same and the benchmark score for an Excellent is still 70%. However whenever BREEAM updates, the scheme tends to become slightly more onerous to push the performance of the industry forward and align with building regulations. Energy efficiency and reduction of CO2 emissions have a big influence in achieving Excellent. These issues have been updated within the 2011 method in line with current building regulations and as such a higher level of energy performance will be required for an Excellent rating.

MTT have run some typical projects through the 2011 methodology to see how the schemes compare. Although this is quite difficult as many issues do not necessarily correlate, our initial studies suggest that 2011 will require higher levels of performance in areas such as energy, water and waste, resulting in it becoming more difficult to achieve an Excellent rating. There will also be a greater focus on the early stages of a project, meaning that the sooner our BREEAM Assessors are involved, the better.

MTT will continue to work with our clients to provide advice and reassurance regarding the new methodology and ensure that the maximum possible BREEAM rating can be achieved for your developments. MTT would be happy to discuss any of the issues highlighted within this document in more detail with our clients, upon request.

Please contact our BREEAM team breeam@mttconsultants.com if you have any questions or would like to discuss this further.

2008 vs 2011

BREEAM 2011 Credits and comparison to BREEAM 2008

The following tables show the BREEAM 2011 list of credits (subject to change prior to final release) by category, plus a brief summary of the main changes from BREEAM 2008. Category weighting are unchanged from the 2008 version of the scheme, meaning Energy and Management issues score more highly than others.

MANAGEMENT

Man 01	Sustainable Procurement	Consolidates: <ul style="list-style-type: none"> Commissioning Thermographic criteria from 2008 Ene 6 'Accredited Professional' credits Building User Guide Maintenance 	8 Credits
Man 02	Responsible Construction Practices	Renamed from 'Considerate Contractors', with minimum standards for Excellent and Outstanding introduced	2 Credits
Man 03	Construction Site Impacts	Similar to 2008 requirements, but less flexibility on measures to be implemented	5 Credits
Man 04	Stakeholder Participation	Consolidates: <ul style="list-style-type: none"> Site investigation Consultation Shared facilities Publication of building information Development as a learning resource Good corporate citizen Consultation with students and staff Outdoor Space Travel Information Space Home Office Inclusivity Minimum standards for Excellent and Outstanding introduced	4 Credits
Man 05	Service Life Planning & Costing	Similar to 2008 Life Cycle Costing credit, but focuses on analysing key elements of the building.	3 Credits

HEALTH & WELLBEING

Hea 01	Visual Comfort	Consolidates: <ul style="list-style-type: none"> Daylight Glare and view out Artificial/Internal Lighting levels High frequency lighting (min. standard for all ratings) Lighting zones and controls Arts in Health 	3 to 5 Credits
Hea 02	Indoor Air Quality	Consolidates: <ul style="list-style-type: none"> VOCs Minimising ingress of external pollutants Potential form natural ventilation Laboratory containment levels and fume cupboards Requirement for 'air quality plan' introduced	3 to 6 Credits
Hea 03	Thermal Comfort	Consolidates: <ul style="list-style-type: none"> Thermal modelling Thermal controls More detailed modelling and criteria requirements	2 Credits
Hea 04	Water Quality	Consolidates: <ul style="list-style-type: none"> Microbial Contamination Humidification systems Drinking water- now applicable to all building types Minimum standard for all ratings on Microbial Contamination	1 Credits
Hea 05	Acoustic Performance	Criteria established for different building types, but few significant changes from BREEAM 2008	2 to 4 Credits
Hea 05	Safety & Security	Consolidates: <ul style="list-style-type: none"> Security Pedestrian and cycle safety Deliveries and manoeuvring 	2 Credits

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ENERGY

Ene 01	Reduction Of CO2 Emissions	New benchmarks and assessment calculation encompassing energy efficiency and operational carbon emissions established to encourage energy and carbon savings. The calculation recognises: <ul style="list-style-type: none"> • Reductions in energy demand (built form/fabric efficiency), • Reductions in energy consumption (systems efficiency) • Reductions in carbon (use of low and zero carbon energy). 	15 Credits
Ene 02	Energy Monitoring	First Credit covers sub-metering by energy end use, second Credit covers energy sub-metering by tenancy/functional area	2 Credits
Ene 03	Energy Efficient External Lighting	No significant changes from BREEAM 2008	1 Credit
Ene 04	Low Or Zero Carbon Technologies	Scope of Credit extended to cover Free Cooling (previously separate Credit under BREEAM 2008)	5 Credits
Ene 05	Energy Efficient Cold Storage Systems	Now based on the Commercial Refrigeration Code of Conduct for Reducing Carbon Emissions	3 Credits
Ene 06	Energy Efficient Transport Systems	Consolidates: <ul style="list-style-type: none"> • Lifts • Escalators and travelling walkways 	2 Credits
Ene 07	Energy Efficient Laboratory Systems	Consolidates: <ul style="list-style-type: none"> • Energy efficient fume cupboards • Energy efficient laboratory 	5 Credits
Ene 08	Energy Efficient Equipment (Process)	Consolidates: <ul style="list-style-type: none"> • Swimming pools • Provision of energy efficient equipment • Energy efficient IT solutions Assesses unregulated loads small power/plug-in items, swimming pools, communal laundries, data centres, IT intensive areas, residential areas, healthcare areas, kitchen and catering facilities	2 Credits
Ene 09	Drying Space (Building Specific)	Based on CSH requirements for Drying Space – applicable to Mutli-Residential Buildings only	1 Credit

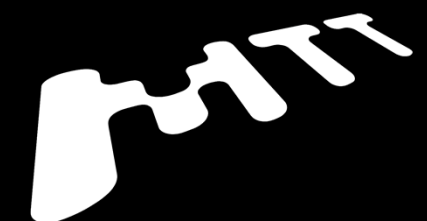
TRANSPORT

Tra 01	Public Transport Accessibility	Similar to 2008. Dedicated bus services can now also be considered	2 to 5 Credits
Tra 02	Proximity To Amenities	Applicable amenities for different building types are now set out in Credit requirements	1 to 2 Credits
Tra 03	Cyclist Facilities	Guidance simplified, consolidated and re worded to reduce the complexity of the issue.	1 to 2 Credits
Tra 04	Maximum Car Parking Capacity	Credit now scored on a sliding scale based on number of spaces for building users and Accessibility Index	0 to 2 Credits
Tra 05	Travel Plan	Where the building's final occupier is known, they must confirm that the travel plan will be implemented post construction and supported by the building's management during building operation.	1 Credit

WATER

Re use of façade and Re use of structure Credits have been removed as of BREEAM 2011 covers new buildings only.

Wat 01	Water Consumption	Assessment still based on a litres/person/day, through sanitary fittings, now with assessment of % reduction against a target, not absolute consumption. To award higher Credit levels, Greywater or Rainwater will be required, but this can only contribute some of the score - i.e. the fittings will have to be low flow as well	5 Credits
Wat 02	Water Monitoring	Requires sub metering for swimming pools, common areas, service areas etc and anywhere that consumes more than 10% of the building's total water demand.	1 Credit
Wat 03	Water Leak Detection & Prevention	Consolidates: <ul style="list-style-type: none"> • Major Leak Detection • Sanitary Supply Shut off 	2 Credits
Wat 04	Water Efficient Equipment (Process)	Consolidates: <ul style="list-style-type: none"> • Irrigation systems • Water recirculation-vehicle wash 	1 Credit



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MATERIALS

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Mat 01	Life Cycle Impacts	Formerly 'Materials Specification Major Building Elements' – still uses Green Guide elements but now need to report Greenhouse gas emissions for each element. Recognises product specific ratings - Environmental Product Declarations	2 to 6 Credits
Mat 02	Hard Landscaping & Boundary Protection	No significant changes from BREEAM 2008	1 Credit
Mat 03	Responsible Sourcing Of Materials	Credits awarded based on the % of total available points achieved, with hard landscaping and fittings now included as standard. Robustness tier levels, are still under review.	3 Credits
Mat 04	Insulation	Criteria very similar to 2008, but a Environmental Product Declarations can be used to enhance the score	2 Credits
Mat 05	Designing For Robustness	No significant changes from BREEAM 2008	1 Credit

WASTE

Wst 01	Construction Waste Management	More onerous targets set for net construction waste levels/recycled %	4 Credits
Wst 02	Recycled Aggregates	Although the total amount of secondary/recycled aggregate remains at 25%, the percentages must now meet the minimum required per application as stated in the manual (e.g. 100% of gravel landscaping).	1 Credit
Wst 03	Operational Waste	Consolidates: <ul style="list-style-type: none"> Storage of recyclable waste Compactor/baler Composting If consistent amounts of 'appropriate operational waste' are anticipated; compactors, balers or composting facilities must be provided. Multiresidential developments must include home composting facilities.	1 Credit
Wst 04	Speculative Floor & Ceiling Finishes	Scope of Credit extended to encompass ceiling as well as floor finishes.	1 Credit

LANE USE & ECOLOGY

BRE are reviewing methods of assessing biodiversity in BREEAM for adoption in the Land Use & Ecology Credits, following further development and consultation.

LE 01	Site Selection	Consolidates: <ul style="list-style-type: none"> Reuse of land Contaminated land 	2 Credits
LE 02	Ecological Value Of Site & Protection Of Ecological Features	No significant changes from BREEAM 2008	1 Credit
LE 03	Mitigating Ecological Impact	Credit criteria are unchanged from BREEAM 2008, but the habitat types have been redefined and therefore species richness values are also different.	2 Credits
LE 04	Enhancing Site Ecology	No significant changes from BREEAM 2008	3 Credits
LE 05	Long Term Impact Of Biodiversity	No significant changes from BREEAM 2008	2 Credits

POLLUTION

Pol 01	Impact of Refrigerants	Consolidates: <ul style="list-style-type: none"> Refrigerant GWP (Building Services) Preventing refrigerant leaks Refrigerant GWP (Cold Storage) 	3 Credits
Pol 02	NOx Emissions From Heating Source	Scope of Credit extended to encompass NOx emissions associated with cooling.	3 Credits
Pol 03	Surface Water Run Off	Consolidates: <ul style="list-style-type: none"> Flood Risk Minimising Watercourse Pollution 	5 Credits
Pol 04	Reduction Of Night Time Light Pollution	No significant changes from BREEAM 2008	1 Credit
Pol 05	Noise Attenuation	Noise Impact assessment must now be conducted in compliance with BS 7445:1991, rather than BS 4142:1997.	1 Credit

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