



Intelligent Transport
Planning Solutions



BREEAM 2011

BREEAM (BRE Environmental Assessment Method) has been updated in response to extensive consultation across the built environment sector, where sustainable development concerns and regulations are rising up the investment and occupational agenda.

The new version, BREEAM 'New Construction' 2011, will be published in early March and will replace the current BREEAM 2008 version for assessing new non domestic buildings from June 2011 onwards.

In some cases the BREEAM assessment criteria are now more stringent – an energy hierarchy approach has been adopted to promote fabric efficiency and energy demand reduction above the specification of low and zero carbon (LZC) generation technologies. The new standards also place greater emphasis on sustainable procurement and operational performance monitoring.

BREEAM 2011 update overview

BREEAM 2011 introduces some very significant changes to the way developments are assessed, irrespective of building type. In summary the changes and additions to BREEAM 2011 include:

- Setting new benchmarks and assessment methodology for energy efficiency and operational carbon emissions.
- Updating benchmarks for construction waste and water consumption.
- Introducing new standards on sustainable procurement and post-construction operational after-care, including monitoring of building performance.
- Updating the approach to assessing and quantifying service life planning, stakeholder participation, life cycle impacts and recycled aggregates.
- New and updated reporting requirements of key performance indicators, including operational lifecycle CO2 emissions, construction and operational water consumption, construction waste volumes and Volatile Organic Compound (VOC) emissions.
- Re-classification and consolidation of issues and criteria to streamline the delivery of BREEAM certified buildings.

Consolidated Issues:

- Sustainable procurement
- Stakeholder participation
- Safety and security
- Energy efficient equipment
- Water leak detection and prevention
- Water efficient process equipment

One significant change is that BREEAM 2011 will apply to new developments only and be referred to as the **BREEAM 'New Construction'** scheme. Refurbishment and fit-out projects will continue to be assessed using the 2008 scheme pending the release of a specific BREEAM scheme for refurbishment and fit-out projects – see 'Refurbishment' section overleaf.

BREEAM 2011 comes into force in June 2011, after which new build developments can no longer be registered under the outgoing 2008 version. Buildings already registered with the BRE can continue to be assessed under the 2008 methodology, providing the assessment is completed within 5 years of the initial registration.

Please contact us as soon as possible if you would like to register your project under the 2008 version before this cut-off date.

More detail on the key changes

Energy

Reduction of CO2 emissions has been extensively re-structured to align with Building Regulation Part L2A 2010. Building performance will be judged against the following three benchmark scales:

- **Energy Demand (Built Form / Fabric Efficiency):**
A performance measure based on the assessed building's actual energy demand relative to a minimum standard.
- **Energy Efficiency (Systems efficiency):**
A performance measure based on how efficiently the assessed building meets its energy demands.
- **Carbon performance (Use of LZC Energy):**
A measure of the building's overall performance in terms of Carbon Dioxide emissions.

Relative weighting will be assigned to each of the above measures to ensure due consideration of each level of the energy/carbon hierarchy – i.e. it will not be possible to gain high energy performance credit scores simply by specifying LZC technologies; building fabric performance and energy demand reduction must also be addressed.

Minimum standards for reduction of CO2 emissions will still apply at the 'Excellent' and 'Outstanding' levels, and an additional exemplary level credit will be introduced to encourage 'carbon negative' buildings.¹

BREEAM Accredited Professional (AP)

BREEAM AP provides the design team with expert advice on built environmental sustainability design and assessment. Extra credits can be awarded for appointing a BREEAM AP from an appropriate early phase of development to provide strategic advice and set and monitor targets. The BREEAM AP criteria have been strengthened in the 2011 scheme to ensure that the intended benefits are realised. To achieve the AP credits, the appointment of a BREEAM AP must now be formally defined within the contracts between the client, the design team and principal contractor. All Drivers Jonas Deloitte's BREEAM Assessors have AP status.



Refurbishment

BREEAM 'New Construction' 2011 is no longer intended to cover the assessment of refurbishment and fit-out projects. A standalone BREEAM scheme to cover the refurbishment and fit-out life cycle stages is currently being piloted.

In the meantime, BREEAM can be applied to refurbishment and fit-out projects in two ways:

- All projects – Assess and certify using the BREEAM 2008 version.
- 'Major' refurbishment projects² only – Assess and certify using the BREEAM 'New Construction' 2011 scheme.

Exemplar Buildings

In order to promote ongoing performance monitoring and efficient management during use, any 'Excellent' or 'Outstanding' rated buildings will be required to undertake a BREEAM In-Use assessment within the first three years of operation. This mandatory requirement is necessary to maintain the building's certified status.

A central register of BREEAM certified buildings will be listed on the Green Book Live website along with their certified 'life-cycle' stage BREEAM rating. To date such data has been elusive, and an easily searchable database may mean that asset and operational BREEAM performance become increasingly embedded in property investment and management decisions.

For more information, please speak with one of the following contacts:



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¹ 'Carbon negative' refers to buildings that are net energy generators – i.e. they produce more energy than they use.

² Currently defined as the fundamental remodelling or adaptation of the building envelope, structure and renewal of key building services.



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