



BREEAM 2008

1ST AUGUST 2008 SEES THE LAUNCH OF A NEW VERSION OF BREEAM

The BRE have just released a revised version of BREEAM which comes into effect on 1st August 2008. All buildings registered after this date will have to be assessed against the new scheme. Buildings registered before 31st July 2008 can be assessed against the BREEAM 2006.

Summary of main changes to BREEAM in 2008

- **New 'Outstanding' rating introduced.**
- **Minimum scoring requirements for CO₂ and water use introduced.**
- **Credit Weightings adjusted.**
- **Mandatory requirement for post construction assessment introduced.**
- **CO₂ emission benchmarks aligned with EPCs**

Main changes introduced in BREEAM 2008

With the recent introduction of Energy Performance Certificates (EPCs) the BRE recognised the need for more alignment of BREEAM and EPC ratings. A building assessed under the 2006 version could achieve a high rating (Very Good/Excellent) but may achieve an EPC rating of only level C.

In BREEAM 2008 the BRE have addressed this by increasing the available credits and weightings applied to the energy, water, waste and materials assessments, and reducing the available credits in management, ecology and pollution sections of the assessment system.

A further significant change is that new minimum scoring requirements have been introduced in the energy and water sections, similar to those introduced in the Code for Sustainable Homes. The aim of this is to further reduce CO₂ emissions and water consumption in the buildings with the highest BREEAM ratings.

BREEAM 2008 includes a mandatory Post Construction Review which requires a review of the building 'as built' to confirm the D&P rating. In BREEAM 2006 this was only a recommendation.

An interim BREEAM Certificate will be issued at the Design stage. A final certificate will only be issued when the assessor has evidenced that all that was intended at the design stage was carried through into practice in the Post Construction stage.

A further new feature of the 2008 rating system is the introduction of an Exemplary Level of achievement in construction if a score of 85% (or greater) is accomplished classed as 'Outstanding'.

Previously any score over 70% achieved an "Excellent" rating, now that the BRE have set everybody's sights higher to the 85% level, a more focused level of expertise will be required to deliver even more sustainable and energy efficient buildings for our future generations.

What effect will these changes have on future projects?

To achieve Excellent the building must achieve a minimum EPC rating at the lower end of band B, for 'Outstanding' a minimum EPC rating of band A is required. The implication of this is that an 'Excellent' rating will be very challenging, if not impossible, for a building served by, what is currently, a standard building services system. For example, air conditioned, deep plan office buildings and industrial sheds with gas fired radiant heating will no longer be able to achieve 'Excellent'. In order to achieve an EPC rating of B the heating and cooling system must be very efficient, the lighting must be high efficiency with automatic daylight control, or a low carbon technology (renewables) should be installed to off-set the carbon emitted by the services. To achieve an A rating is tougher still, and conventional system should be discounted. Our current studies have shown that the use of technologies and systems such as ground source heat pumps, chilled beams and renewables are required. In addition, the compulsory element for carbon emissions to achieve an 'Excellent' or 'Outstanding' there is also a requirement to implement the recommendations of a feasibility study into low or zero carbon technologies. Without doubt these changes will increase the cost of achieving an 'Excellent' rating.

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