



BREEAM 2011

The new BREEAM 2011 New Construction methodology replaces the 2008 version as from 1st July 2011.

The BREEAM 2011 version will now be referred to as BREEAM 'New Construction' scheme. For now, refurbishments and fit outs should continue to be assessed under the 2008 scheme until BRE global have developed a stand-alone scheme to cover refurbishments and fit out assessments. BREEAM 2011 consists of a single consolidated scheme document containing all new construction assessment issues and criteria relevant to all types of new non domestic building types.

The 2011 key changes are:-

- Any building achieving 'Excellent' or 'Outstanding' under BREEAM 2011 must achieve full certification under BREEAM in Use within three years of operation. Previously only 'Outstanding' projects were obliged to partake in this scheme.
- A number of new issues have been introduced and an entirely new approach is made to the calculation of Energy credits and additional credits made available for the use of LZC technologies.
- The number of credits required to be addressed at the early design stage (RIBA Stage B) has increased. As a result, projects that commence BREEAM assessments post RIBA Stage B will be able to achieve fewer credits.
- The Environmental weightings were updated in 2008 and therefore remain the same.
- A number of 2008 assessment issues have been consolidated to form single issues and some new issues have been included, for example, Life Cycle Assessment is now addressed in separate BREEAM credits.
- BREEAM certification fees will be revised and adjusted for inflation, and a new, non-refundable 'registration fee' – 10% of the certification fee – will be instigated.

Other significant changes include;

- ENE1 credits will no longer just depend upon the Energy Performance Certificate CO₂ index rating; the basis for awarding credits for the reduction for CO₂ emissions will follow the hierarchy of:
 - Reduced energy demand (built form/fabric efficiency)
 - Reduced energy consumption (systems efficiency)
 - Reduced Carbon (use of low and zero carbon energy)
- Updated benchmarks for construction waste and water consumption.
- Introduction of new standards for sustainable procurement and post-construction operational aftercare, including monitoring of building performance.
- Updated 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 building life cycle CO₂ emissions, construction and operational water consumption, construction waste volumes and VOC emissions.

Under the new BREEAM 2011 it will be more challenging to achieve the higher ratings than it was under the 2008 Scheme.

It is therefore even more important to involve the BREEAM Assessor at an early stage in the life of a project and that the design and construction team are fully aware of the requirements to achieve the desired rating.

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