



BREEAM

THE LEADING SUSTAINABILITY ASSESSMENT METHOD
FOR CONSTRUCTION PROJECTS

WHAT ARE BREEAM ASSESSMENTS

Launched in 1990, the Building Research Establishment Environmental Assessment Method (BREEAM) is the leading and most widely used environmental assessment method for buildings. It is now seen both in the UK and internationally as the foremost indicator for sustainable building design. Around 500,000 buildings worldwide are BREEAM certified to date.

BREEAM is a tool that allows the owners, users and designers of non-domestic buildings to review and improve environmental performance throughout the life of a building. It addresses a number of lifecycle stages such as New Construction, Refurbishment and In-Use.

Buildings that are BREEAM certified evidence that design teams have gone beyond Building Regulations, considered the environmental and social impacts of the development, and specified and installed measures to improve or mitigate these impacts.



HOW IT WORKS

BREEAM uses a credit scoring assessment to generate a specific sustainability performance rating for the building ranging from a "Pass" to an "Outstanding". Credits are awarded under nine categories of best practice criteria:

- ◆ Management
- ◆ Health and Wellbeing
- ◆ Energy
- ◆ Transport
- ◆ Water
- ◆ Materials
- ◆ Land Use
- ◆ Waste
- ◆ Site Ecology
- ◆ Pollution

The total number of credits gained in each section is multiplied by an environmental weighting factor which takes into account the relative importance of each section. Section scores are then added together to produce a single overall score. Once the overall score for the building is known this is translated into a rating on a scale of:

- ◆ Pass
- ◆ Good
- ◆ Very Good
- ◆ Excellent
- ◆ Outstanding

OUR SERVICE

Knight Frank can provide advice and conduct assessments which will result in certification to a recognised BREEAM standard. Our service will be tailored to your requirements, from design team meetings through to formal assessment and certification.

Knight Frank will carry out an initial appraisal of the project. We will then issue a guidance report providing an early indicative score and advise you on the available options to reach the desired rating.

Knight Frank will provide you with guidance and advice throughout the assessment.

PRE-ASSESSMENT

Knight Frank provide advice on the elements that should be incorporated into the detailed design and cost plan.

1

DESIGN STAGE ASSESSMENT

Using criteria in the BREEAM methodology, the building is assessed and credits are allocated based on evidence.

2

POST-CONSTRUCTION ASSESSMENT

The BREEAM assessor provides their assessment based on evidence contained in the as-built drawings, calculations and site inspections.

3

BENEFITS OF CERTIFICATION

BREEAM provides Landlords and Occupiers with assurance that environmental best practice has been incorporated into a building.

FOR DEVELOPERS

- Facilitate planning permission by demonstrating sustainability credentials.
- Minimise investor's risk. Climate change and evolving environmental regulations are posing increasing challenges to property owners and investors. The BREEAM standard goes beyond minimum requirements and therefore offers future proofing against changes in legislation.
- Improve your reputation as being environmentally aware.
- Increase asset attractiveness. Sustainable buildings are more attractive to prospective tenants and owner-occupiers offering a lower cost workplace which is more productive and healthier.

For further information on how a qualified Knight Frank assessor can assist you please contact:

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