



BREEAM EDUCATION 2008

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INTRODUCTION

BREEAM Education 2008 incorporates the existing BREEAM Schools scheme and a newly developed scheme, BREEAM Further Education, for assessing and certifying all schools, further education, adult education and vocational colleges.

It is a condition of eligibility for capital funding by the Department for Children, Families and Schools (DCFS) and of the BSF Programme, that major new build and refurbishment projects achieve a 'Very Good' rating under BREEAM Schools. In addition to this, the Learning and Skills Council (LSC) requires all further education buildings to achieve a BREEAM 'Very Good' rating to gain eligibility for funding.

5 MAJOR CHANGES TO BREEAM SCHOOLS 2006

All projects registered with BRE from 1st August 2008 will now be assessed under BREEAM Education 2008.

Whilst much of the assessment process remains the same, there are some key differences, which need to be considered when compliance with BREEAM is required. These are: -

1. A New 2 Stage Assessment Process:

- Design Stage + Post Construction Review

The new regime will amend the old process by incorporating a two stage assessment and certification process with certificates required for both the design stage and post construction.

2. New Innovation credits:

In addition to achieving the regular BREEAM requirements, it is now possible to receive an additional 10% credits for "innovation". This can be done in one of two ways:

Either: By achieving the exemplary requirements detailed in the specific credit category (given below):

- **Man 2** - Considerate Constructors
- **Hea 1** - Daylighting
- **Ene 1** - Reduction of CO₂ emissions
- **Ene 5** - Low or Zero Carbon Technologies
- **Wat 2** - Water Meter

- **Mat 1** - Materials Specification
- **Mat 5** - Responsible Sourcing of Materials
- **Wst 1** - Construction Site Waste Management

Or: By having a particular building feature, system or process recognised as 'innovative' through applying to the BRE.

3. Mandatory Minimum Credit Requirements: -

- In line with the Code for Sustainable Homes BREEAM has now made certain credits mandatory (see Fig 1).

BREEAM Credit Category	BREEAM Rating / Minimum number of credits required				
	PASS	GOOD	VERY GOOD	EXCELLENT	OUTSTANDING
Man 1 - Commissioning	1	1	1	1	2
Man 2 - Considerate Constructors				1	2
Man 4 - Building user guide				1	1
Man 9 - Publication of building information					1
Man 10 - Development as a learning resource					1
Hea 4 - High frequency lighting	1	1	1	1	1
Hea 12 - Microbial contamination	1	1	1	1	1
Ene 1 - Reduction of CO ₂ emissions				6	10
Ene 2 - Sub-metering of substantial energy uses			1	1	1
Ene 5 - Low or zero carbon technologies				1	1
Wat 1 - Water consumption		1	1	1	2
Wat 2 - Water meter		1	1	1	1
Wst 3 - Storage of recyclable waste				1	1
LE 4 - Mitigating ecological impact			1	1	1

Fig 1: 2008 BREEAM minimum credit category requirements





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4. New BREEAM Rating “Outstanding”

The rating benchmarks for the 2008 version of BREEAM (outlined in Fig 2) for new buildings, major refurbishments and, where applicable to the BREEAM scheme, fit-out projects:

BREEAM Rating	% score
UNCLASSIFIED	<30
PASS	≥30
GOOD	≥45
V GOOD	≥55
EXCELLENT	≥70
OUTSTANDING*	≥85

Fig 2: Revised BREEAM Ratings - 2008

5. The 2008 Credit Divisions

The credit categories are now divided into 9 sections (materials and waste have been split from the 2006 layout into separate ‘materials’ and ‘waste’ sections):-

BREEAM Section	
1. Management	6. Materials
2. Health & Wellbeing	7. Waste
3. Energy	8. Land Use & Ecology
4. Transport	9. Pollution
5. Water	

Fig 3: BREEAM Credit Categories - 2008

IMPLICATIONS OF THE CHANGES

As a consequence of the transition from the 2006 to 2008 scheme the following must be considered: -

- A post construction stage assessment, in addition to the design stage assessment, is more robust and consequently the cost of going through the BREEAM process will be higher.
- Minimum requirements for “Very Good” or “Excellent” must be addressed at the earliest stages of the project. For example the credit “Mitigating Ecological Impact” if calculated by an Ecologist can only be achieved if the site is assessed for ecological value prior to any site works starting. Therefore it is essential to address this early on to allow a “Very Good” rating to be achieved.
- The addition of innovation credits allows specific features of building design to qualify towards the BREEAM accreditation, consequently there is an incentive to develop features, systems and processes that provide sustainable school development. These may be a cost effective way of reaching a higher BREEAM rating.

HOW CAN HARRISON GROUP HELP YOU?

As the credit sections indicate, BREEAM is an assessment process that extends beyond what is traditionally considered within an ‘environmental’ assessment. It covers a whole range of specialist areas across different disciplines, including: -

- Building Design
- SBEM display and energy performance certificates
- Travel Planning
- Recycling Policy
- Security
- Renewable energy assessment
- Contaminated Land M & E
- Ecology
- Public Consultation

The Harrison Group has a proven track record of working with all relevant disciplines to provide an efficient and cost effective service for achieving the desired BREEAM level.

We are also able to act as the BREEAM facilitator to all of the different organisations working on your school project. Our experience enables us to anticipate and avoid potential stumbling blocks in the development process. We are able to: -

1. Carry out licensed BREEAM Assessment at design and post construction stage.
2. Tailor our BREEAM consultancy services to suite your precise needs including: -
 - Training to support understanding of the requirements of the BREEAM process,
 - Advising on a credit strategy for achieving a particular BREEAM rating.
 - Reviewing of documents for evidencing the BREEAM process,
3. Provide information on possible funding opportunities to support the BREEAM process such as: -
 - Renewable energy
 - School grounds development
4. Offer a range of supporting services: -
 - Desk studies
 - Site investigations
 - Contaminated land reports
 - Ecological surveys, consultation and recommendations
 - SBEM energy assessment
 - Renewable energy feasibility

