



Document Control

Rev	Date	By	Comments
A	Jun'16	L. Davies	Technical review update
B	Oct'17	H. Andrews	Technical review update
C	Dec 17	UoL	Sign off for release
D	July 2020	UoL	Minor Update

Design Guidance

1. BREEAM or 'Building Research Establishment's Environmental Assessment Method' is a voluntary scheme that aims to quantify and reduce the environmental burdens of buildings by recognising those designs that take positive steps to minimise their environmental impacts. The latest update carries a revision of the technical requirements for several credits, to align with current good practice. It also has more fundamental changes that reflect the state of play on sustainable development in the industry and the wider political arena e.g. innovation credits for an IMPACT life cycle embodied carbon assessment. As a result, it is generally more challenging to achieve a higher score under the current BREEAM assessment than with previous schemes.
2. The assessment process results in a report covering the issues assessed, together with a formal certification giving a rating on a scale:
 - UNCLASSIFIED (<30%)
 - PASS (≥30%)
 - GOOD (≥45%)
 - VERY GOOD (≥55%)
 - EXCELLENT (≥70%)
 - OUTSTANDING (≥85%).
3. University New build schemes shall utilise the BREEAM New Construction scheme, latest version at time of BREEAM assessor appointment, where a minimum target of BREEAM 'Very Good' represents a realistic objective, with an aspiration of attaining an 'Excellent' rating.
4. University Refurbishment schemes shall utilise the BREEAM Refurbishment and Fit Out scheme, latest version at time of BREEAM assessor appointment, where a minimum target of BREEAM 'Good' represents a realistic objective, with an aspiration of attaining a 'Very Good' rating.
5. In order to maximise the BREEAM score, it is vital to appoint a BREEAM Accredited Professional (AP) for the duration of the project (RIBA Stages 1-6) and conduct a pre-assessment at RIBA stage 1. It shall be discussed with the University at the outset of the project the requirement for such early engagements to ensure adequate time is allowed to appoint any third-party specialists.
6. Responsibility for achieving the highest possible BREEAM scores rests with the entire design team, not just with one discipline. From a building services perspective, the Health and Wellbeing, and particularly the Energy/CO emission credits are particularly relevant and carry the highest weighting.
7. The University have specific minimum requirements against some of the credits available and shall be consulted at Pre-assessment stage to understand any key preferences they may have in relation to key credits that either place onus on the University or impact upon the daily operations.
8. Examples of these minimum University required credits are as follows:
 - a. Xxxxxx etc etc etc



Design Guidance

Minimum Standards

- Energy
- Management
- Health & Well-being
- Water
- Waste
- Land Use & Ecology

Tradable Credits

- Energy
- Water
- Materials
- Transport
- Waste
- Pollution
- Health & Well-being
- Management
- Land Use & Ecology

Innovation Credits

- Exemplary Performance Requirements
- Approved Innovation Credits

Category Scores

Environmental Weighting

Final Score

- Pass** ≥ 30
- Good** ≥ 45
- Very Good** ≥ 55
- Excellent** ≥ 70
- Outstanding** ≥ 85