

# BREEAM 2018 Proposed Changes

A new BREEAM methodology will be released by BRE on Wednesday 7 March 2018. The BREEAM 2018 methodology includes a substantial rewrite of the existing documentation and changes to the criteria to achieve credits as well as the introduction of new credits. BBS Environmental's qualified BREEAM Assessors have summarised the key changes proposed ahead of the new standard's publication.

A general theme to the proposed changes is bringing forward actions required to obtain many credits into earlier stages of project design. While the intent of this is to ensure that credits are awarded for actions that can (and do) impact on the design considerations of a project, this could add significant challenges to projects where BREEAM has not been genuinely considered during the early stages of the project.

At present, only the draft guidance document has been issued. Once the final version is published by BRE, our assessors will complete a further review, confirming the final amendments as well as outlining our thoughts on the likely impact of the changes.

## Management

- Fewer credits given for compliance against the Considerate Constructors Scheme. All projects will now be required to achieve a CCS score of at least 40 points to gain recognition in the scheme. This is compared with the previous score of 25 points.
- All schemes will require an independent commissioning company to oversee commissioning of services.

## Health & Wellbeing

An Indoor Air Quality Plan (produced by a specialist consultant) will become a mandatory element of certain credits.

## Energy

Fundamental changes have been made to the Ene01 credit issue. This now places less emphasis on the SBEM calculation and introduces a new section on more complex energy modelling to be undertaken on multiple theoretical scenarios in an effort to bridge the gap between predicted performance and the occupant's usage. This will undoubtedly add significant cost to any project which needs to target this credit. Not all projects will be affected, but those targeting higher ratings, Very Good, Excellent or Outstanding, most certainly will be.

Please read [BREEAM New Construction Guidance Note 2018 – Energy Prediction and Verification](#) for further guidance.

## Transport

Changes centre around reorganisation with little new criteria included. However, there is now recognition given for including electric vehicle charging points within your scheme.

## **Water**

No fundamental changes. Proposals centre around clarification of points and reorganisation.

## **Materials**

Fundamental changes have been made to the Mat01 credit issue. There are no longer any credits given for using the BRE Green Guide. All projects now must undertake a full Life Cycle Assessment (LCA) using either the yet to be released BRE simple tool (for less credits) or the more complex IMPACT compliant tool (which requires the appointment of a specialist consultant). Whichever method is selected, this will add cost to a project either through a moderate cost for the BREEAM Consultant to produce the simple tool, or greater cost for a specialist consultant to produce an IMPACT compliant report.

Other more minor changes are proposed to other credits with clarification and reorganisation.

## **Waste**

Minor changes made to the SWMP section which now requires a Pre-Demolition Audit to be undertaken for a credit rather than a mandatory requirement.

Major changes to the Wst02 Recycled Aggregates section which now gives credits for sourcing from suppliers that can prove their sustainability credentials through certification of the aggregate rather than mandating that it must either be recycled or secondary aggregate.

The adaption to climate change credit has been enhanced and now likely requires a specialist consultant's input at RIBA Stage 2.

## **Land Use & Ecology**

Fundamental changes are proposed here by adopting the new BREEAM Strategic Ecological Framework. This section is not yet released for issue and as such our comments are limited. However, we do know that a new route has been introduced to avoid the use of an Ecologist on sites with limited existing ecology (such as brownfield sites, small new build, refurbishments, etc).

## **Pollution**

Some minor changes to criteria and reorganisation.

## **Contact BBS Environmental**

**Appoint BBS Environmental to register your project by Wednesday 21 March 2018 and we will ensure registration with BRE by the announced last day of registration on Friday 23 March 2018.**

**Get in touch with our team on 01892 891 280 or [admin@bbsenvironmental.co.uk](mailto:admin@bbsenvironmental.co.uk).**